

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 519 - Ember Loop, Sunbury, 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$	382,900	or range between		&	
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Median sale price

Median price	\$	353,900	Property type	Vacant Land	Suburb	Sunbury
Period - From	1/07/2024	to	30/09/2024	Source	Corelogic	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 416 - Delphi Boulevard, Sunbury, 3429	\$ 380,900	24/09/2024
2 Lot 1083 - Eaglehawk Street, Sunbury, 3429	\$ 378,900	10/10/2024
3 Lot 1006 - Panna Road, Sunbury, 3429	\$ 377,900	10/08/2024

This Statement of Information was prepared on:

03 Dec 2024