Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/3 Henty Court Sunbury VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$431,000	Property type	Unit	Suburb	Sunbury
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
7/46 Mitchells Lane Sunbury VIC 3429	$380,000	29-Jan-21
35/42 Mitchells Lane Sunbury VIC 3429	$415,000	30-Jan-21
8/131-133 Evans Street Sunbury VIC 3429	$405,500	29-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 April 2021

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7/46 Mitchells Lane Sunbury VIC 3429

2 1 1

Sold Price RS **$380,000** Sold Date **29-Jan-21**

Distance **0.54km**



35/42 Mitchells Lane Sunbury VIC 3429

3 1 1

Sold Price **$415,000** Sold Date **30-Jan-21**

Distance **0.59km**



8/131-133 Evans Street Sunbury VIC 3429

2 1 1

Sold Price RS **$405,500** Sold Date **29-Jan-21**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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