

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

7 Hoya Place 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

\$590,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2018

to

31 Aug 2019

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

8 Sassafras Drive Sunbury VIC 3429	\$610,000	17-Aug-19
5 Sassafras Drive Sunbury VIC 3429	\$600,000	14-May-19
31 Parkview Drive Sunbury VIC 3429	\$585,000	07-Jun-19

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: 26 September 2019



8 Sassafra Drive Sunbury VIC 3429 Sold Price **\$610,000** Sold Date **17-Aug-19**

4 2 2

Distance **0.11km**



5 Sassafra Drive Sunbury VIC 3429 Sold Price **\$600,000** Sold Date **14-May-19**

4 2 2

Distance **0.12km**



31 Parkview Drive Sunbury VIC 3429 Sold Price **\$585,000** Sold Date **07-Jun-19**

3 2 2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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