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	2 Lindsay Avenue 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	$490,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	House	Suburb	Sunbury
Period-from	01 Mar 2020	to	28 Feb 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
9 Lindsay Avenue Sunbury VIC 3429	$447,000	03-Dec-20
10 Counihan Street Sunbury VIC 3429	$500,000	07-Oct-20
9 Dundas Avenue Sunbury VIC 3429	$482,000	03-Feb-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: 15 March 2021

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9 Lindsay Avenue Sunbury VIC 3429

3 1 2

Sold Price **$447,000** Sold Date **03-Dec-20**

Distance **0.08km**

10 Counihan Street Sunbury VIC 3429

3 2 2

Sold Price **$500,000** Sold Date **07-Oct-20**

Distance **0.15km**

9 Dundas Avenue Sunbury VIC 3429

3 2 1

Sold Price RS **$482,000** Sold Date **03-Feb-21**

Distance **0.18km**

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

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