

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

1 FRAGRANT STREET 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

\$685,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Sunbury

Period-from

01 May 2022

to

30 Apr 2023

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

6 STABLES STREET SUNBURY VIC 3429	\$765,000	13-Jan-23
14 GERANIUM DRIVE SUNBURY VIC 3429	\$690,000	01-May-23
16 CANNON COURT SUNBURY VIC 3429	\$691,000	23-Feb-23

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: 10 May 2023



6 STABLES STREET SUNBURY VIC
3429

3 2 2

Sold Price

\$765,000

Sold Date

13-Jan-23

Distance

0.21km



14 GERANIUM DRIVE SUNBURY VIC
3429

4 2 2

Sold Price

^{RS}

\$690,000

Sold Date

01-May-23

Distance

0.47km



16 CANNON COURT SUNBURY VIC
3429

- - -

Sold Price

^{RS}

\$691,000

Sold Date

23-Feb-23

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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