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 Horan 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	House	Suburb	Sunbury
Period-from	01 Jun 2019	to	31 May 2020	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
1 Kippax Street Sunbury VIC 3429	$510,000	07-Jan-20
2 Cover Drive Sunbury VIC 3429	$454,000	17-Jan-20
4 Kippax Street Sunbury VIC 3429	$475,000	19-Nov-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: 16 June 2020

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1 Kippax Street Sunbury VIC 3429 Sold Price **$510,000** Sold Date **07-Jan-20**

3 1 1 Distance **0.48km**



2 Cover Drive Sunbury VIC 3429 Sold Price **$454,000** Sold Date **17-Jan-20**

3 2 2 Distance **0.49km**



4 Kippax Street Sunbury VIC 3429 Sold Price **$475,000** Sold Date **19-Nov-19**

3 2 1 Distance **0.5km**

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

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