

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 JOHN 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,750

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2021

to

28 Feb 2022

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

20 VAUGHAN STREET SUNBURY VIC 3429	\$820,000	20-Nov-21
40 BROOK STREET SUNBURY VIC 3429	\$900,000	12-Dec-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: 16 March 2022



**20 VAUGHAN STREET SUNBURY
VIC 3429**

3 1 1

Sold Price

\$820,000

Sold Date

20-Nov-21

Distance

0.31km



**40 BROOK STREET SUNBURY VIC
3429**

3 2 3

Sold Price

\$900,000

Sold Date

12-Dec-21

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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