

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

4 Pollard 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2019

to

30 Apr 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

2 Pollard Place Sunbury VIC 3429	\$465,000	11-Nov-19
3 Pollard Place Sunbury VIC 3429	\$565,000	07-Dec-19
14 Hogan Street Sunbury VIC 3429	\$550,000	17-Apr-20

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: 04 May 2020



2 Pollard Place Sunbury VIC 3429

Sold Price

\$465,000

Sold Date

11-Nov-19

4
 1
 2

Distance

0.02km

3 Pollard Place Sunbury VIC 3429

Sold Price

\$565,000

Sold Date

07-Dec-19

4
 2
 2

Distance

0.06km

Raine&Horne.

Private Inspections

Dearest Valued Clients
 We are now postponing all open for inspections.
 We will be available for private inspections for all properties.
 You can pre-register to view a property by calling the listing agent.

Inspect & Explore

Raine & Horne Sunbury
 (03) 9944 6304

14 Hogan Street Sunbury VIC 3429

Sold Price

^{RS}\$550,000

Sold Date

17-Apr-20

4
 2
 2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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