

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

57 Charter Road East 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

\$630,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2021

to

31 Jan 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

248 Gap Road Sunbury VIC 3429	\$650,000	19-Nov-21
10 Marjorie Avenue Sunbury VIC 3429	\$640,000	12-Nov-21
183 Gap Road Sunbury VIC 3429	\$640,000	02-Sep-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: 01 February 2022



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248 Gap Road Sunbury VIC 3429

Sold Price

\$650,000

Sold Date

19-Nov-21

3 2 1

Distance

0.42km



10 Marjorie Avenue Sunbury VIC 3429

Sold Price

^{RS} **\$640,000**

Sold Date

12-Nov-21

3 1 2

Distance

0.35km



183 Gap Road Sunbury VIC 3429

Sold Price

\$640,000

Sold Date

02-Sep-21

3 2 1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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