

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

SUNBURY VIC 3429
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price  or range between  &

Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

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 LANGPORT CRESCENT SUNBURY VIC 3429	\$630,000	11-Nov-23
7 COVER DRIVE SUNBURY VIC 3429	\$610,000	11-Dec-23
28 PHILLIP DRIVE SUNBURY VIC 3429	\$580,000	20-Nov-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: 16 February 2024