Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	11 Sunny St, Sunbury Vic 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $630,000 & $690,000

Median sale price

Median price $690,000 Property Type House Suburb Sunbury

Period - From 01/01/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	6 Supper St SUNBURY 3429	$740,000	04/11/2022
2	27 Ballet Cr SUNBURY 3429	$660,000	26/11/2022
3	9 Ballet Cr SUNBURY 3429	$660,000	22/09/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28/03/2023 09:34

11 Sunny St, Sunbury Vic 3429



4 2 2

Property Type: House
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
$630,000 - $690,000
Median House Price
Year ending December 2022: $690,000

Comparable Properties



6 Supper St SUNBURY 3429 (REI/VG)

4 2 2

Price: $740,000
Method: Private Sale
Date: 04/11/2022
Property Type: House
Land Size: 400 sqm approx

Agent Comments



27 Ballet Cr SUNBURY 3429 (VG)

4 - -

Price: $660,000
Method: Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 363 sqm approx

Agent Comments



9 Ballet Cr SUNBURY 3429 (REI/VG)

4 2 2

Price: $660,000
Method: Private Sale
Date: 22/09/2022
Property Type: House
Land Size: 350 sqm approx

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000

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