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 Greenhill Court 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	$660,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Sunbury
Period-from	01 Dec 2020	to	30 Nov 2021	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
1 Strathearn Drive Sunbury VIC 3429	$675,000	22-Jun-21
10 Olivia Street Sunbury VIC 3429	$695,000	15-Jul-21
90 Retreat Crescent Sunbury VIC 3429	$710,000	06-Oct-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: 02 December 2021

BRAD TEAL • woodards

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1 Strathearn Drive Sunbury VIC 3429

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Sold Price **$675,000** Sold Date **22-Jun-21**

Distance **1.28km**



10 Olivia Street Sunbury VIC 3429

4 2 2

Sold Price RS **$695,000** Sold Date **15-Jul-21**

Distance **0.48km**



90 Retreat Crescent Sunbury VIC 3429

- 2 2

Sold Price RS **$710,000** Sold Date **06-Oct-21**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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