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	3 Brack Court, Sunbury, VIC 3429

Indicative selling price

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

Price Range	$740,000	&	$790,000

Median sale price

Median price	$670,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	29/03/2023	to	29/06/2023	Source	Core Logic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
30 ANTHONY STREET, SUNBURY VIC 3429	$835,000	13/02/2023
571 ELIZABETH DRIVE, SUNBURY VIC 3429	$735,000	30/05/2023
100 STEWARTS LANE, SUNBURY VIC 3429	$770,000	18/03/2023

This Statement of Information was prepared on: 01/07/2023