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	2/10-12 Horne Street 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$441,250	Property type	Unit	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
3/11-13 Pasley Street Sunbury VIC 3429	$400,000	06-Jul-21
1/36 Ligar Street Sunbury VIC 3429	$415,000	24-Sep-21
8/41 Cornish Street Sunbury VIC 3429	$437,000	17-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 December 2021

BRAD TEAL • woodards

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3/11-13 Pasley Street Sunbury VIC 3429

2 1 2

Sold Price **$400,000** Sold Date **06-Jul-21**

Distance **0.05km**



1/36 Ligar Street Sunbury VIC 3429

2 1 1

Sold Price **$415,000** Sold Date **24-Sep-21**

Distance **0.39km**



8/41 Cornish Street Sunbury VIC 3429

2 1 1

Sold Price **$437,000** Sold Date **17-Sep-21**

Distance **0.8km**

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

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