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<br>Including suburb and postcode | 2/35 Ferris 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 | $500,000 | & | $550,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $613,000 | Property type | House | Suburb | Sunbury |
| Period-from | 01 Sep 2020 | to | 31 Aug 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 |
|---|---|---|
| 19 Massie Circuit Sunbury VIC 3429 | $520,000 | 25-Mar-21 |
| 5 Healy Avenue Sunbury VIC 3429 | $535,000 | 04-May-21 |
| 12 Trott Street Sunbury VIC 3429 | $550,000 | 06-May-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: 13 September 2021

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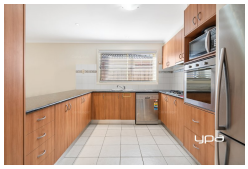
**19 Massie Circuit Sunbury VIC 3429** Sold Price **$520,000** Sold Date **25-Mar-21**

3 2 2 Distance **0.6km**



**5 Healy Avenue Sunbury VIC 3429** Sold Price **$535,000** Sold Date **04-May-21**

3 2 1 Distance **0.96km**



**12 Trott Street Sunbury VIC 3429** Sold Price **$550,000** Sold Date **06-May-21**

3 2 2 Distance **0.15km**

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

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