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	6 Charter Road East 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	$620,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Sunbury
Period-from	01 Nov 2020	to	31 Oct 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
6 Heysen Drive Sunbury VIC 3429	$620,000	20-Oct-21
183 Gap Road Sunbury VIC 3429	$640,000	02-Sep-21
17 Lambert Avenue Sunbury VIC 3429	$650,000	08-Nov-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: 24 November 2021

BRAD TEAL • woodards

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6 Heysen Drive Sunbury VIC 3429

3 1 1

Sold Price **$620,000** Sold Date **20-Oct-21**

Distance **0.56km**



183 Gap Road Sunbury VIC 3429

3 2 1

Sold Price **$640,000** Sold Date **02-Sep-21**

Distance **0.3km**



17 Lambert Avenue Sunbury VIC 3429

4 2 2

Sold Price RS **$650,000** Sold Date **08-Nov-21**

Distance **0.52km**

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

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