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	5 Hilltop 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	$580,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Sunbury
Period-from	01 Apr 2020	to	31 Mar 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
7 Outlook Way Sunbury VIC 3429	$560,000	11-Jan-21
1 Outlook Way Sunbury VIC 3429	$570,000	24-Dec-20
3/72 Jackson Street Sunbury VIC 3429	$607,000	20-Jan-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.~~

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7 Outlook Way Sunbury VIC 3429

3 2 2

Sold Price **$560,000** Sold Date **11-Jan-21**

Distance **0.18km**



1 Outlook Way Sunbury VIC 3429

3 2 2

Sold Price **$570,000** Sold Date **24-Dec-20**

Distance **0.19km**



3/72 Jackson Street Sunbury VIC 3429

3 2 2

Sold Price RS **$607,000** Sold Date **20-Jan-21**

Distance **1.33km**

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

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