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 Narani 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	$470,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$314,000	Property type	Land	Suburb	Sunbury
Period-from	01 Sep 2019	to	31 Aug 2020	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 Wentworth Court Sunbury VIC 3429	$450,000	06-May-20
21 Lawson Street Sunbury VIC 3429	$455,000	27-May-20
36 Deakin Street Sunbury VIC 3429	$475,000	26-Aug-20

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: 15 September 2020

BRAD TEAL
CONSIDER IT DONE
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6 Wentworth Court Sunbury VIC 3429 Sold Price **$450,000** Sold Date **06-May-20**

3 1 1 Distance **0.39km**



21 Lawson Street Sunbury VIC 3429 Sold Price **$455,000** Sold Date **27-May-20**

3 1 1 Distance **0.41km**



36 Deakin Street Sunbury VIC 3429 Sold Price RS **$475,000** Sold Date **26-Aug-20**

3 1 2 Distance **0.7km**

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

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