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	68B Charter Road West 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	$500,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$427,500	Property type	Unit	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
1 Felton Avenue Sunbury VIC 3429	$517,000	16-Apr-21
7 Reiffel Avenue Sunbury VIC 3429	$492,500	17-Nov-20
1/61 Charter Road West Sunbury VIC 3429	$490,000	05-Feb-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.~~

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1 Felton Avenue Sunbury VIC 3429 Sold Price RS **$517,000** Sold Date **16-Apr-21**

3 1 2 Distance **0.67km**



7 Reiffel Avenue Sunbury VIC 3429 Sold Price **$492,500** Sold Date **17-Nov-20**

4 2 2 Distance **1.18km**



1/61 Charter Road West Sunbury VIC 3429 Sold Price **$490,000** Sold Date **05-Feb-20**

3 2 2 Distance **0.07km**

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

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