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	2 Hirst 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~~		or range between	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Sunbury
Period-from	01 Mar 2020	to	28 Feb 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
4 Lister Crescent Sunbury VIC 3429	$585,000	28-Jan-21
92 Stewarts Lane Sunbury VIC 3429	$620,000	30-Dec-20
26 Rees Road Sunbury VIC 3429	$595,000	08-Oct-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: 19 March 2021

BRAD TEAL
CONSIDER IT DONE
Jason Sheridan
M 0433214729
E jsheridan@bradteal.com.au



4 Lister Crescent Sunbury VIC 3429 Sold Price RS **$585,000** Sold Date **28-Jan-21**

3 1 2 Distance **0.04km**



92 Stewarts Lane Sunbury VIC 3429 Sold Price **$620,000** Sold Date **30-Dec-20**

3 2 2 Distance **0.15km**



26 Rees Road Sunbury VIC 3429 Sold Price **$595,000** Sold Date **08-Oct-20**

4 2 2 Distance **0.26km**

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

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