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	4 Waller 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	$520,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Sunbury
Period-from	01 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
6 Casey Avenue Sunbury VIC 3429	$522,000	13-Nov-20
8 Casey Avenue Sunbury VIC 3429	$519,000	02-Oct-20
28 Ruthven Street Sunbury VIC 3429	$518,000	22-Dec-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: 24 March 2021

BRAD TEAL
CONSIDER IT DONE
Gerasimos Grammenos
M 0409852373
E ggrammenos@bradteal.com.au



6 Casey Avenue Sunbury VIC 3429 Sold Price **$522,000** Sold Date **13-Nov-20**

4 2 2 Distance **0.54km**



8 Casey Avenue Sunbury VIC 3429 Sold Price **$519,000** Sold Date **02-Oct-20**

2 1 2 Distance **0.54km**



28 Ruthven Street Sunbury VIC 3429 Sold Price RS **$518,000** Sold Date **22-Dec-20**

4 3 3 Distance **0.63km**

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

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