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	8 PLANTE 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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Sunbury
Period-from	01 Jul 2021	to	30 Jun 2022	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
3 HUME STREET SUNBURY VIC 3429	$535,000	04-Dec-21
2 DENISON COURT SUNBURY VIC 3429	$552,000	18-Feb-22
57 GAP ROAD SUNBURY VIC 3429	$560,000	06-Feb-22

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: 25 July 2022

BRAD TEAL • woodards

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3 HUME STREET SUNBURY VIC 3429

4 1 2

Sold Price **$535,000** Sold Date **04-Dec-21**

Distance **-**



2 DENISON COURT SUNBURY VIC 3429

3 1 -

Sold Price **$552,000** Sold Date **18-Feb-22**

Distance **0.41km**



57 GAP ROAD SUNBURY VIC 3429

3 1 2

Sold Price **$560,000** Sold Date **06-Feb-22**

Distance **0.64km**

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

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