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 Greenhill 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	$570,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	House	Suburb	Sunbury
Period-from	01 Jun 2019	to	31 May 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
3 Retreat Crescent Sunbury VIC 3429	$580,000	16-Mar-20
1 Bates Court Sunbury VIC 3429	$521,000	07-Mar-20
16 Lawrence Avenue Sunbury VIC 3429	$512,000	27-Apr-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: 01 June 2020

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



3 Retreat Crescent Sunbury VIC 3429

3 2 2

Sold Price **$580,000** Sold Date **16-Mar-20**

Distance **0.29km**



1 Bates Court Sunbury VIC 3429

3 2 1

Sold Price **$521,000** Sold Date **07-Mar-20**

Distance **0.33km**



16 Lawrence Avenue Sunbury VIC 3429

3 2 1

Sold Price **$512,000** Sold Date **27-Apr-20**

Distance **0.34km**



2 Amity Place Sunbury VIC 3429

3 2 2

Sold Price **$652,000** Sold Date **22-Jan-20**

Distance **0.36km**



23 Windsor Rise Sunbury VIC 3429

3 2 2

Sold Price **$690,000** Sold Date **15-Jan-20**

Distance **0.44km**



22 Phillip Drive Sunbury VIC 3429

3 2 2

Sold Price **$570,000** Sold Date **16-Apr-20**

Distance **0.45km**

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

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Gerasimos Grammenos
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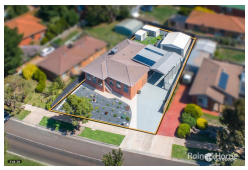
E ggrammenos@bradteal.com.au



52 Phillip Drive Sunbury VIC 3429 Sold Price **$590,000** Sold Date **02-Mar-20**

3 2 2 Distance **0.54km**

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

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