Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	97 Harker Street, Sunbury, Victoria 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	or range between	$795,000	&	$865,000

Median sale price

Median price	$660,000	Property type	House	Suburb	Sunbury
Period - From	July 2024	to	June 2024	Source	Pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 10 Coppelius Court, Sunbury	$815,000	03/06/24
2. 4 Yale Court, Sunbury	$740,000	18/07/2024
3. 77 Balmoral Circuit, Sunbury	$850,000	03/06/2024

This Statement of Information was prepared on: 12th August 2024