

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

7 Rover Street 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 2019

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 Harcombe Drive Sunbury VIC 3429 | \$572,500 | 15-Jun-19 |
| 8 Atkinson Close Sunbury VIC 3429 | \$572,500 | 30-Oct-19 |
| 35 Melba Avenue Sunbury VIC 3429 | \$560,000 | 11-Aug-19 |

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: 30 January 2020



6 Harcombe Drive Sunbury VIC 3429

4 2 2

Sold Price

\$572,500

Sold Date

15-Jun-19

Distance

0.47km



8 Atkinson Close Sunbury VIC 3429 Sold Price

4 2 1

Sold Date

30-Oct-19

Distance

0.73km



35 Melba Avenue Sunbury VIC 3429 Sold Price

4 2 1

\$560,000

Sold Date

11-Aug-19

Distance

0.76km



47 Burke Road Sunbury VIC 3429

4 2 3

Sold Price

^{RS} **\$565,000**

Sold Date

06-Dec-19

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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