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

2/33 Keeper 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	\$390,000	&	\$410,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$430,000	Prope	perty type Unit		Suburb	Sunbury	
Period-from	01 Oct 2019	to	30 Sep 2	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	
25 Gibbons Street Sunbury VIC 3429	\$408,750	21-Apr-20	
21 Dobell Avenue Sunbury VIC 3429	\$380,000	14-Oct-20	
46A Dyson Drive Sunbury VIC 3429	\$405,000	16-Oct-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.

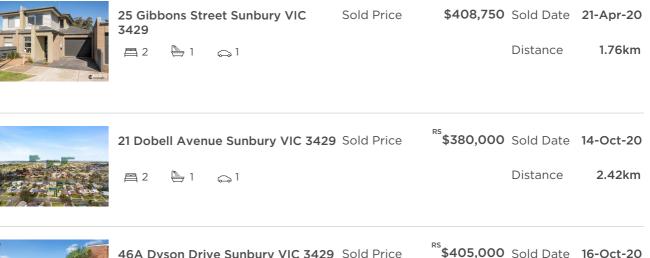
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46A D	/son Dri	ve Sunbury VIC 3429	Sold Price	^{RS} \$405,000	Sold Date	16-Oct-20
昌 2	1	ç; 1			Distance	2.47km

RS = Recent sale UN = Undisclosed Sale

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