# 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

15 Orchardview Grove 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	\$700,000	&	\$760,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$550,000	Property type		House		Suburb	Sunbury
Period-from	01 Nov 2019	to	31 Oct 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	
1 Fenchurch Street Sunbury VIC 3429	\$767,000	08-Aug-20	
7 Norfolk Grove Sunbury VIC 3429	\$800,000	22-May-20	
2 Parklea Court Sunbury VIC 3429	\$840,000	10-Jun-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: 03 November 2020



consumer.vic.gov.au

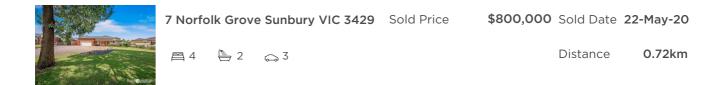
Haydn Drummer P (03) 9744 6334 M 0421 116 679

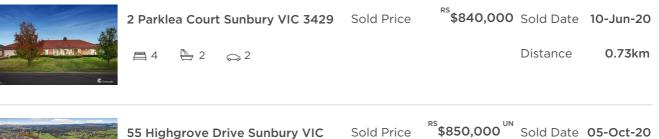
E haydn.drummer@sunbury.rh.com.au



 1 Fenchurch Street Sunbury VIC
 Sold Price
 \$767,000
 Sold Date 08-Aug-20

 3429
 □ 3
 □ 2
 □ 4
 Distance
 0.24km







55 Highgrove Drive Sunbury VIC 3429	Sold Price	<sup>RS</sup> \$850,000	Sold Date	05-Oct-20
🛱 4 🌦 2 🞧 3			Distance	1.63km

Raine&Horne. Private Inspections	9 Salesian Court Sunbury VIC 3429		Sold Price	\$720,000	Sold Date	02-Mar-20	
Dearest Valued Clients We are now postponing all open for inspections. We will be available for private inspections for all properties. You can pre-register to view a property by calling the listing agant.	酉 4	2 🚔	⇔ 2			Distance	0.17km
Inspecto Explore Raine & Horne Sunbury (03) 9744 6334 Contrast:							

#### RS = Recent sale UN = Undisclosed Sale

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