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

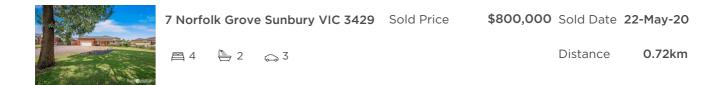
Haydn Drummer P (03) 9744 6334 M 0421 116 679

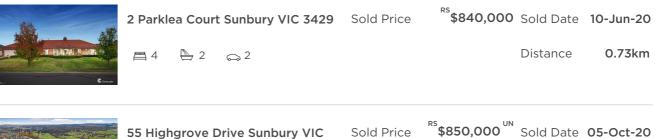
E haydn.drummer@sunbury.rh.com.au



 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	^{RS} \$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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