

## 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

20 Emu Road Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$326,000

Property type

Land

Suburb

Sunbury

Period-from

01 Sep 2020

to

31 Aug 2021

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

22 The Old Stock Run Sunbury VIC 3429	\$890,000	08-Sep-21
41 Highgrove Drive Sunbury VIC 3429	\$855,000	26-May-21

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: 27 September 2021

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**22 The Old Stock Run Sunbury VIC  
3429**

Sold Price <sup>RS</sup> **\$890,000** <sup>UN</sup> Sold Date **08-Sep-21**

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Distance **2.49km**



**41 Highgrove Drive Sunbury VIC  
3429**

Sold Price <sup>RS</sup> **\$855,000** Sold Date **26-May-21**

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Distance **2.76km**

RS = Recent sale

UN = Undisclosed Sale

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