

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

9 Reiffel Avenue 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2018

to

31 Oct 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

3 Reiffel Avenue Sunbury VIC 3429	\$480,000	24-Jul-19
16 Lindwall Street Sunbury VIC 3429	\$510,000	11-Jun-19
7 Cover Drive Sunbury VIC 3429	\$497,500	13-Jul-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: 27 November 2019

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3 Reiffel Avenue Sunbury VIC 3429 Sold Price **\$480,000** Sold Date **24-Jul-19**

3 2 2

Distance **0.04km**



16 Lindwall Street Sunbury VIC 3429 Sold Price **\$510,000** Sold Date **11-Jun-19**

3 2 2

Distance **0.12km**



7 Cover Drive Sunbury VIC 3429 Sold Price **\$497,500** Sold Date **13-Jul-19**

3 2 2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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