

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 12 Mountain Ash Drive, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$780,000

&

\$820,000

Median sale price

Median price

\$667,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

19/04/2023

to

19/07/2023

Source

Core Logic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
42 THE AVENUE, SUNBURY VIC 3429	\$815,000	27/02/2023
37 PAPERBARK AVENUE, SUNBURY VIC 3429	\$810,000	05/06/2023
9 IRONBARK DRIVE, SUNBURY VIC 3429	\$900,000	16/06/2023

This Statement of Information was prepared on: 08/08/2023