

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

2/152 RESERVOIR ROAD 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2022

to

31 Jul 2023

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

5 ISABELLA STREET SUNBURY VIC 3429	\$515,000	16-Mar-23
1/34 BACKHAUS AVENUE SUNBURY VIC 3429	\$500,000	18-Jul-23
1/36 FERRIS STREET SUNBURY VIC 3429	\$520,000	11-Apr-23

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: 02 August 2023



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5 ISABELLA STREET SUNBURY VIC 3429 Sold Price **\$515,000** Sold Date **16-Mar-23**
 Distance **0.98km**
 🛏️ 2 🚿 1 🚗 1



1/34 BACKHAUS AVENUE SUNBURY VIC 3429 Sold Price ^{RS} **\$500,000** Sold Date **18-Jul-23**
 Distance **2.44km**
 🛏️ 3 🚿 1 🚗 1



1/36 FERRIS STREET SUNBURY VIC 3429 Sold Price **\$520,000** Sold Date **11-Apr-23**
 Distance **2.68km**
 🛏️ 3 🚿 2 🚗 1

RS = Recent sale UN = Undisclosed Sale

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