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

2/71 DAVENPORT DRIVE 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 \$495,000 &	\$535,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$467,500	Prope	erty type	type Unit		Suburb	Sunbury
Period-from	01 Sep 2022	to	31 Aug 2	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
1/16 LOGAN COURT SUNBURY VIC 3429	\$512,500	15-Jun-23
1/36 FERRIS STREET SUNBURY VIC 3429	\$520,000	11-Apr-23
5 ISABELLA STREET SUNBURY VIC 3429	\$515,000	16-Mar-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: 04 September 2023





Patrick Kilkenny P 9744 4428 M 0401175248

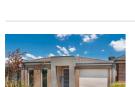
E pkilkenny@ypa.com.au



1/16 LOGAN COURT SUNBURY VIC Sold Price 3429

\$512,500 Sold Date **15-Jun-23**

Distance



1/36 FERRIS STREET SUNBURY VIC Sold Price 3429

\$520,000 Sold Date **11-Apr-23**

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Distance

0.9km

0.4km



5 ISABELLA STREET SUNBURY VIC Sold Price 3429

\$515,000 Sold Date 16-Mar-23

= 2

\$1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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