

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2022

to

31 Aug 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



**1/16 LOGAN COURT SUNBURY VIC
3429**

2 1 2

Sold Price

\$512,500

Sold Date

15-Jun-23

Distance

0.4km



**1/36 FERRIS STREET SUNBURY VIC
3429**

3 2 1

Sold Price

\$520,000

Sold Date

11-Apr-23

Distance

0.9km



**5 ISABELLA STREET SUNBURY VIC
3429**

2 1 1

Sold Price

\$515,000

Sold Date

16-Mar-23

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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