Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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2 SENTRY STREET SUNBURY VIC 3429							
	c.gov.a	u/underquotir	ıg (*C	Delete single price	e or range a	as applicable)	
		or range between		\$649,000	&	\$689,000	
Median sale price (*Delete house or unit as applicable)							
\$370,000	Property type			Land	Suburb	Sunbury	
01 Nov 2022	to	to 31 Oct 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							
	pplicable) \$370,000 01 Nov 2022 sales (*Delete A	2 SENTRY STREET ce see consumer.vic.gov.a pplicable) \$370,000 Proposales (*Delete A or Bet properties sold within two ent's representative considerations.	2 SENTRY STREET SUNBURY ce see consumer.vic.gov.au/underquoting	2 SENTRY STREET SUNBURY VIC ce see consumer.vic.gov.au/underquoting (*E	2 SENTRY STREET SUNBURY VIC 3429 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$649,000 pplicable) \$370,000 Property type Land 01 Nov 2022 to 31 Oct 2023 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price of the property for sale in the property solution.	2 SENTRY STREET SUNBURY VIC 3429 ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$649,000 & pplicable) \$370,000 Property type Land Suburb 01 Nov 2022 to 31 Oct 2023 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's last for the property for sale in the last 6 ent's last for the last 6 ent's last for the last 6 ent's last for the last 6 ent's last fo	

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: 21 November 2023



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