

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 4 Twin Creek Court, Sunbury, VIC 3429

Indicative selling price

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

Price Range \$1,170,000 & \$1,200,000

Median sale price

Median price \$670,000 Property Type House Suburb Sunbury (3429)

Period - From 25/02/2023 to 25/05/2023 Source Core Logic

Comparable property sales

A 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
7 KOOKABURRA CLOSE, SUNBURY VIC 3429	\$1,280,000	15/08/2023
3 MANNA GUM CLOSE, SUNBURY VIC 3429	\$1,130,000	10/07/2023
8 RIDGEVIEW COURT, SUNBURY VIC 3429	\$1,320,000	22/08/2023

This Statement of Information was prepared on: 12/09/2023