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	LOT 1644 KINGSFIELD SUNBURY VIC 3429
	LOT 1044 KINGSI ILLD SUNDONT VIC 3429

Indicative selling price

For the meaning of this price see consumer.	vic.gov.au/underq	uoting (*Delete sin	ngle price or range	as applicable)
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Single Price	\$350,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$355,000	Property type		Land		Suburb	Sunbury
Period-from	01 Feb 2022	to	31 Jan 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
100 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$335,000	26-Oct-22
88 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$275,000	13-Aug-22
14 HUNTSVILLE STREET SUNBURY VIC 3429	\$350,000	15-Oct-22

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: 13 February 2023





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100 LOLLIPOP CRESCENT **SUNBURY VIC 3429**

₹ 3 ← -

= 4

Sold Price

\$335,000 Sold Date 26-Oct-22

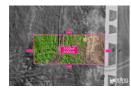
Distance 0.9km



88 LOLLIPOP CRESCENT SUNBURY Sold Price VIC 3429

= -**-** \$275,000 Sold Date 13-Aug-22

Distance 0.84km



14 HUNTSVILLE STREET SUNBURY Sold Price VIC 3429

□ -

\$350,000 Sold Date 15-Oct-22

Distance 4.98km

RS = Recent sale UN = Undisclosed Sale

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