

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 221 - Raes Road, Sunbury, 3429

Indicative selling price

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

Single price \$ 340,900 or range between &

Median sale price

Median price \$ 355,000 Property type Vacant Land Suburb Sunbury

Period - From 1/10/2022 to 31/12/2022 Source Corelogic

Comparable property sales

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
1 Lot 130 - Russet Court, Sunbury, 3429	\$ 339,900	25/02/2023
2 Lot 129 - Russet Court, Sunbury, 3429	\$ 338,900	25/02/2023
3 Lot 102 - Ember Loop, Sunbury, 3429	\$ 347,900	3/03/2023

This Statement of Information was prepared on: 19 Apr 2023