

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

97 Harker Street, Sunbury, Victoria 3429

Indicative selling price

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

or range between \$875,000 & \$925,000

Median sale price

Median price \$660,000 Property type House Suburb Sunbury

Period - From July 2024 to June 2024 Source Pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 10 Coppelius Court, Sunbury	\$815,000	03/06/24
2. 4 Yale Court, Sunbury	\$740,000	18/07/2024
3. 77 Balmoral Circuit, Sunbury	\$850,000	03/06/2024

This Statement of Information was prepared on: 31st July 2024