

# 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 Nottinghill Rise, Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,225,000 & \$1,325,000

### Median sale price

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

Period - From 08/03/2022 to 08/06/2022 Source Core Logic RP Data

### 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 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
6 FENTONHILL PARADE, SUNBURY VIC 3429	\$1,350,000	08/04/2022
50 WESTMINSTER GROVE, SUNBURY VIC 3429	\$1,520,000	17/03/2022
11 NORMAN AVENUE, SUNBURY VIC 3429	\$1,200,000	12/04/2022

**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 six months.

This Statement of Information was prepared on: 29/06/2022