

# 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 87 Budburst Drive, Sunbury, VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$860,000

&

\$910,000

### Median sale price

Median price

\$660,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

01/08/2023

to

31/07/2024

Source

RP Data

### 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 LONGACRE AVENUE, SUNBURY VIC 3429

\$915,000

05/03/2024

20 JERSEY DRIVE, SUNBURY VIC 3429

\$860,000

17/06/2024

6 MILNE STREET, SUNBURY VIC 3429

\$865

19/07/2024

This Statement of Information was prepared on: 16/08/2024