

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 47 Melba Avenue, Sunbury, VIC 3429

Indicative selling price

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

Price Range

\$575,000

&

\$615,000

Median sale price

Median price

\$661,250

Property Type

House

Suburb

Sunbury (3429)

Period - From

01/09/2023

to

31/08/2024

Source

RP Data

Comparable property sales

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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
9 MELBA AVENUE, SUNBURY VIC 3429	\$605,000	03/05/2024
20 DRYSDALE STREET, SUNBURY VIC 3429	\$610,000	05/08/2024
17 GRUNER STREET, SUNBURY VIC 3429	\$610,000	03/09/2024

This Statement of Information was prepared on: 19/09/2024