

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

1/4 HERBERT CRESCENT SUNBURY VIC 3429

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

2/26 PASLEY STREET SUNBURY VIC 3429	\$450,000	08-Nov-24
37/6-16 ANDERSON ROAD SUNBURY VIC 3429	\$430,000	11-Sep-24
3/14 MCCUBBIN COURT SUNBURY VIC 3429	\$470,000	12-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 03 December 2024



**2/26 PASLEY STREET SUNBURY
VIC 3429**

 2  1  1

Sold Price

^{RS} **\$450,000** Sold Date **08-Nov-24**

Distance **1.82km**



**37/6-16 ANDERSON ROAD
SUNBURY VIC 3429**

 2  1  -

Sold Price

\$430,000 Sold Date **11-Sep-24**

Distance **1.23km**



**3/14 MCCUBBIN COURT SUNBURY
VIC 3429**

 2  1  1

Sold Price

\$470,000 Sold Date **12-Aug-24**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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