

## 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

51 PIMELEA STREET 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

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2022

to

30 Sep 2023

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 FRAGRANT STREET SUNBURY VIC 3429	\$835,000	19-Sep-23
48 WILDFLOWER DRIVE SUNBURY VIC 3429	\$715,000	05-Sep-23
5 BRUCE COURT SUNBURY VIC 3429	\$800,000	25-Sep-23

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: 19 October 2023



**2 FRAGRANT STREET SUNBURY VIC 3429**

 4  2  2

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date **19-Sep-23**

Distance **0.18km**



**48 WILDFLOWER DRIVE SUNBURY VIC 3429**

 4  2  2

Sold Price

**\$715,000**

Sold Date **05-Sep-23**

Distance **0.22km**



**5 BRUCE COURT SUNBURY VIC 3429**

 4  2  6

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **25-Sep-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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