

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

25 WALLABY WALK 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

\$699,000

&

\$768,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2022

to

31 May 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

6 STABLES STREET SUNBURY VIC 3429	765000	13-Jan-23
39 PIMELEA STREET SUNBURY VIC 3429	787500	12-Jan-23
40 SAXONWOOD DRIVE SUNBURY VIC 3429	785000	26-May-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: 20 June 2023



6 STABLES STREET SUNBURY VIC 3429 Sold Price **765000** Sold Date **13-Jan-23**

 3  2  2

Distance **1.27km**



39 PIMELEA STREET SUNBURY VIC 3429 Sold Price **787500** Sold Date **12-Jan-23**

 4  2  2

Distance **1.47km**



40 SAXONWOOD DRIVE SUNBURY VIC 3429 Sold Price ^{RS}**785000** Sold Date **26-May-23**

 4  2  2

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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