

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

LOT 1710 APPRENTICES ROAD 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Sunbury

Period-from

01 Aug 2023

to

31 Jul 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

LOT 1011 MAVRA ROAD SUNBURY VIC 3429	\$384,900	08-Jan-24
LOT 1018 PANNA ROAD SUNBURY VIC 3429	\$384,900	01-Feb-24
45 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$355,000	19-Dec-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.~~

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LOT 1011 MAVRA ROAD SUNBURY Sold Price **\$384,900** Sold Date **08-Jan-24**
VIC 3429

- - -

Distance **3.16km**



LOT 1018 PANNA ROAD SUNBURY Sold Price Sold Date **01-Feb-24**
VIC 3429

- - -

Distance **3.07km**



45 LOLLIPOP CRESCENT SUNBURY Sold Price **\$355,000** Sold Date **19-Dec-23**
VIC 3429

3 3 1

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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