

## 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

76 PHILLIP DRIVE 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

\$949,000

&

\$1,044,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 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

4 CASUARINA COURT SUNBURY VIC 3429	\$1,053,000	07-Mar-24
4 THE OAKS SUNBURY VIC 3429	\$1,145,000	13-Nov-23
3 MANNA GUM CLOSE SUNBURY VIC 3429	\$1,130,000	27-Jun-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: 28 March 2024



**4 CASUARINA COURT SUNBURY  
VIC 3429**

 4  2  2

Sold Price <sup>RS</sup> **\$1,053,000** <sup>UN</sup> Sold Date **07-Mar-24**

Distance **2.77km**



**4 THE OAKS SUNBURY VIC 3429**

 4  2  2

Sold Price **\$1,145,000** Sold Date **13-Nov-23**

Distance **3.8km**



**3 MANNA GUM CLOSE SUNBURY  
VIC 3429**

 4  2  2

Sold Price **\$1,130,000** Sold Date **27-Jun-23**

Distance **0.89km**

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

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