

## 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 BOYD COURT 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

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 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

43 TULSA DRIVE SUNBURY VIC 3429	\$590,000	05-Apr-24
5 GILCHRIST CRESCENT SUNBURY VIC 3429	\$595,000	29-Feb-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: 20 June 2024



**43 TULSA DRIVE SUNBURY VIC  
3429**

Sold Price **\$590,000** Sold Date **05-Apr-24**

 3  1  -

Distance **3.91km**



**5 GILCHRIST CRESCENT SUNBURY  
VIC 3429**

Sold Price **\$595,000** Sold Date **29-Feb-24**

 3  1  1

Distance **0.85km**

RS = Recent sale      UN = Undisclosed Sale

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