

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 GULLANE DRIVE 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2022

to

31 Jul 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

5 GULLANE DRIVE SUNBURY VIC 3429	\$507,500	05-Apr-23
82 MUIRFIELD DRIVE SUNBURY VIC 3429	\$500,000	17-Apr-23
11 LA PEROUSE CLOSE SUNBURY VIC 3429	\$520,000	24-Jul-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: 24 August 2023

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5 GULLANE DRIVE SUNBURY VIC 3429

3 1 2

Sold Price

\$507,500

Sold Date **05-Apr-23**

Distance **0.13km**



82 MUIRFIELD DRIVE SUNBURY VIC 3429

3 1 2

Sold Price

\$500,000

Sold Date **17-Apr-23**

Distance **0.73km**



11 LA PEROUSE CLOSE SUNBURY VIC 3429

3 1 2

Sold Price

^{RS} **\$520,000**

Sold Date **24-Jul-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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