

## 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

11 PAVILLION CIRCUIT 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2022

to

30 Nov 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

3 MANNA GUM CLOSE SUNBURY VIC 3429	\$1,130,000	10-Jul-23
25 HOPBUSH AVENUE SUNBURY VIC 3429	\$1,170,000	12-Jul-23
7 LIGHTWOOD DRIVE SUNBURY VIC 3429	\$1,200,000	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: 15 December 2023

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**3 MANNA GUM CLOSE SUNBURY  
VIC 3429**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,130,000**

Sold Date

**10-Jul-23**

Distance

**1.25km**



**25 HOPBUSH AVENUE SUNBURY  
VIC 3429**

 4  2  3

Sold Price

**\$1,170,000**

Sold Date

**12-Jul-23**

Distance

**1.38km**



**7 LIGHTWOOD DRIVE SUNBURY  
VIC 3429**

 4  2  2

Sold Price

**\$1,200,000**

Sold Date

**27-Jun-23**

Distance

**1.77km**

RS = Recent sale      UN = Undisclosed Sale

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