

# 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

13 PAPERBARK AVENUE 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

\$800,000

&

\$850,000

### 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

25 PAPERBARK AVENUE SUNBURY VIC 3429	\$740,000	05-Oct-23
21 BACKHAUS AVENUE SUNBURY VIC 3429	\$720,000	18-Dec-23
31 HIGGS CIRCUIT SUNBURY VIC 3429	\$710,000	06-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: 12 March 2024

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25 PAPERBARK AVENUE SUNBURY VIC 3429 Sold Price

\$740,000 Sold Date 05-Oct-23

4 2 2

Distance 0.16km



21 BACKHAUS AVENUE SUNBURY VIC 3429 Sold Price

\$720,000 Sold Date 18-Dec-23

4 2 2

Distance 1.2km



31 HIGGS CIRCUIT SUNBURY VIC 3429 Sold Price

<sup>RS</sup> \$710,000 Sold Date 06-Feb-24

4 2 2

Distance 2.21km



6 ROSS COURT SUNBURY VIC 3429 Sold Price

<sup>RS</sup> \$800,000 Sold Date 27-Feb-24

4 2 2

Distance 2.4km

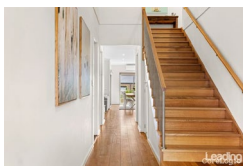


3 KATHRYN COURT SUNBURY VIC 3429 Sold Price

\$735,000 Sold Date 28-Aug-23

4 2 2

Distance 2.66km



32 BECKVIEW CRESCENT SUNBURY VIC 3429

Sold Price

\$860,000 Sold Date 11-Nov-23

4 2 2

Distance 4.1km

RS = Recent sale

UN = Undisclosed Sale

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