

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

2 WILLS STREET 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

| | | |
|------------------------------------|-----------|-----------|
| 11 DARWIN STREET SUNBURY VIC 3429 | \$460,000 | 27-Apr-24 |
| 13 BLAXLAND DRIVE SUNBURY VIC 3429 | \$440,000 | 13-Dec-23 |
| 21A DOBELL AVENUE SUNBURY VIC 3429 | \$460,000 | 20-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 May 2024



11 DARWIN STREET SUNBURY VIC 3429

Sold Price

^{RS} **\$460,000**

Sold Date **27-Apr-24**

3 1 1

Distance **0.11km**



13 BLAXLAND DRIVE SUNBURY VIC 3429

Sold Price

\$440,000

Sold Date **13-Dec-23**

3 1 -

Distance **0.61km**



21A DOBELL AVENUE SUNBURY VIC 3429

Sold Price

\$460,000

Sold Date **20-Feb-24**

2 1 1

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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