

## 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

23 SUNBROOK 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

\$445,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Apr 2023

to

31 Mar 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

3/41 CORNISH STREET SUNBURY VIC 3429	\$474,650	21-Nov-23
4/37-39 BARKLY STREET SUNBURY VIC 3429	\$480,000	30-Jul-23
3/172 OSHANASSY STREET SUNBURY VIC 3429	\$480,000	04-Sep-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: 02 April 2024



**3/41 CORNISH STREET SUNBURY  
VIC 3429**

🛏️ 2 🚿 1 🚗 1

Sold Price **\$474,650** Sold Date **21-Nov-23**

Distance **1.48km**



**4/37-39 BARKLY STREET  
SUNBURY VIC 3429**

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Sold Price **\$480,000** Sold Date **30-Jul-23**

Distance **0.21km**



**3/172 OSHANASSY STREET  
SUNBURY VIC 3429**

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Sold Price

Sold Date **04-Sep-23**

Distance **0.69km**



**4/63 STATION STREET SUNBURY  
VIC 3429**

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Sold Price

**\$455,000** Sold Date **03-Aug-23**

Distance **0.28km**



**6/11-13 PASLEY STREET SUNBURY  
VIC 3429**

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Sold Price

**\$465,000** Sold Date **18-Nov-23**

Distance **0.75km**



**5/70 ANDERSON ROAD SUNBURY  
VIC 3429**

🛏️ 2 🚿 1 🚗 1

Sold Price

**\$460,000** Sold Date **24-Sep-23**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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