

## 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

26 VINEYARD ROAD 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Other

Suburb

Sunbury

Period-from

01 Jan 2023

to

31 Dec 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 MITCHELLS LANE SUNBURY VIC 3429   | \$575,000 | 14-Oct-23 |
| 60 MITCHELLS LANE SUNBURY VIC 3429  | \$561,000 | 26-Aug-23 |
| 17 WENTWORTH COURT SUNBURY VIC 3429 | \$540,000 | 11-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: 29 January 2024

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**3 MITCHELLS LANE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date

**14-Oct-23**

3

1

1

Distance

**0.23km**



**60 MITCHELLS LANE SUNBURY VIC 3429**

Sold Price

**\$561,000**

Sold Date

**26-Aug-23**

3

1

2

Distance

**0.27km**



**17 WENTWORTH COURT SUNBURY VIC 3429**

Sold Price

**\$540,000**

Sold Date

**11-Sep-23**

3

1

1

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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