

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

28 Maiden Drive, Sunbury Vic 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$690,000

Median sale price

Median price \$660,000 Property Type House Suburb Sunbury

Period - From 24/06/2023 to 23/06/2024 Source REIV

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 six 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
1	7 Maiden Dr SUNBURY 3429	\$650,000	08/02/2024
2	10 Maiden Dr SUNBURY 3429	\$647,500	27/05/2024
3	13 Isabella St SUNBURY 3429	\$645,000	16/04/2024

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 six months.~~

This Statement of Information was prepared on:

24/06/2024 16:55

28 Maiden Drive, Sunbury Vic 3429



Property Type: Land
Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

24/06/2023 - 23/06/2024: \$660,000

Comparable Properties



7 Maiden Dr SUNBURY 3429 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 487 sqm approx



10 Maiden Dr SUNBURY 3429 (REI)

Agent Comments



Price: \$647,500
Method: Private Sale
Date: 27/05/2024
Property Type: House
Land Size: 470 sqm approx



13 Isabella St SUNBURY 3429 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 16/04/2024
Property Type: House
Land Size: 577 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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