

## 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

3 FLINDERS STREET 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

\$570,000

&

\$610,000

### 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

5 COOK COURT SUNBURY VIC 3429	575000	25-Mar-24
157 EVANS STREET SUNBURY VIC 3429	612500	23-Dec-23
24 FELTON AVENUE SUNBURY VIC 3429	585000	24-Apr-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: 11 May 2024

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**5 COOK COURT SUNBURY VIC  
3429**

 3  1  2

Sold Price

<sup>RS</sup> **575000**

Sold Date **25-Mar-24**

Distance **0.13km**



**157 EVANS STREET SUNBURY VIC  
3429**

 3  1  3

Sold Price

**612500**

Sold Date **23-Dec-23**

Distance **1.11km**



**24 FELTON AVENUE SUNBURY VIC  
3429**

 3  1  1

Sold Price

<sup>RS</sup> **585000**

Sold Date **24-Apr-24**

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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