

## 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 LAURISTON WALK SOUTH 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

\$649,000

&

\$689,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 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

2/50 DARBYSHIRE STREET SUNBURY VIC 3429	\$437,000	29-May-24
2/40 LALOR CRESCENT SUNBURY VIC 3429	\$565,000	07-May-24
14/12 BALLET CRESCENT SUNBURY VIC 3429	\$580,000	01-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: 04 June 2024



**2/50 DARBYSHIRE STREET  
SUNBURY VIC 3429**

 2  1  1

Sold Price <sup>RS</sup> **\$437,000** Sold Date **29-May-24**

Distance **1.16km**



**2/40 LALOR CRESCENT SUNBURY  
VIC 3429**

 3  2  1

Sold Price <sup>RS</sup> **\$565,000** <sup>UN</sup> Sold Date **07-May-24**

Distance **1.46km**



**14/12 BALLET CRESCENT  
SUNBURY VIC 3429**

 3  2  2

Sold Price <sup>RS</sup> **\$580,000** <sup>UN</sup> Sold Date **01-Apr-24**

Distance **3.78km**

RS = Recent sale

UN = Undisclosed Sale

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