

## 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 REES 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

\$640,000

&

\$680,000

### 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

3 PHILLIP DRIVE SUNBURY VIC 3429	\$650,000	09-Apr-24
11 FULLBROOK DRIVE SUNBURY VIC 3429	\$655,000	30-Mar-24
101 STEWARTS LANE SUNBURY VIC 3429	\$653,000	06-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: 30 May 2024



**3 PHILLIP DRIVE SUNBURY VIC 3429**

 4  2  2

Sold Price **\$650,000** Sold Date **09-Apr-24**

Distance **0.16km**



**11 FULLBROOK DRIVE SUNBURY VIC 3429**

 3  2  -

Sold Price **\$655,000** Sold Date **30-Mar-24**

Distance **0.2km**



**101 STEWARTS LANE SUNBURY VIC 3429**

 3  2  1

Sold Price **\$653,000** Sold Date **06-Apr-24**

Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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