

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

4 ATKINSON CLOSE SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

8 WILSONS LANE SUNBURY VIC 3429	\$600,000	18-Nov-23
3 ROVER STREET SUNBURY VIC 3429	\$625,000	28-Dec-23
2 HERBERT CRESCENT SUNBURY VIC 3429	\$608,000	20-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: 23 January 2024



8 WILSONS LANE SUNBURY VIC 3429

3 1 3

Sold Price

\$600,000

Sold Date **18-Nov-23**

Distance **0.11km**



3 ROVER STREET SUNBURY VIC 3429

3 1 4

Sold Price

^{RS} **\$625,000**

Sold Date **28-Dec-23**

Distance **0.66km**



2 HERBERT CRESCENT SUNBURY VIC 3429

3 1 2

Sold Price

\$608,000

Sold Date **20-Sep-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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