

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 OXLEY STREET 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2022

to

30 Sep 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

6 HENTY COURT SUNBURY VIC 3429	\$530,000	13-May-23
107 GAP ROAD SUNBURY VIC 3429	\$556,000	04-Jun-22
22 FORREST STREET SUNBURY VIC 3429	\$560,000	17-Feb-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: 03 October 2023



6 HENTY COURT SUNBURY VIC 3429

3 1 1

Sold Price

\$530,000

Sold Date

13-May-23

Distance

0.14km



107 GAP ROAD SUNBURY VIC 3429

3 1 1

Sold Price

\$556,000

Sold Date

04-Jun-22

Distance

0.15km



22 FORREST STREET SUNBURY VIC 3429

3 1 3

Sold Price

\$560,000

Sold Date

17-Feb-23

Distance

0.22km



4 DEAKIN STREET SUNBURY VIC 3429

3 1 2

Sold Price

^{RS}**\$555,000**

Sold Date

19-Jun-23

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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