

## 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

45 DYSON DRIVE 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2023

to

31 Mar 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

9 HILL GROVE SUNBURY VIC 3429	\$701,000	09-Jan-24
58 REGHON DRIVE SUNBURY VIC 3429	\$682,000	25-Oct-23
20 BALMORAL CIRCUIT SUNBURY VIC 3429	\$708,000	03-Dec-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: 24 April 2024



**9 HILL GROVE SUNBURY VIC 3429** Sold Price **\$701,000** Sold Date **09-Jan-24**

3 2 2

Distance **0.07km**



**58 REGHON DRIVE SUNBURY VIC 3429** Sold Price **\$682,000** Sold Date **25-Oct-23**

3 2 2

Distance **0.56km**



**20 BALMORAL CIRCUIT SUNBURY VIC 3429** Sold Price **\$708,000** Sold Date **03-Dec-23**

3 2 2

Distance **1.49km**

RS = Recent sale      UN = Undisclosed Sale

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