

## 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

5 GILCHRIST CRESCENT 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

\$565,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 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

1/54 RIDDELL ROAD SUNBURY VIC 3429	\$570,000	12-Apr-23
93 MCKELL AVENUE SUNBURY VIC 3429	\$575,000	28-Oct-23
29 RUTHVEN STREET SUNBURY VIC 3429	\$615,000	09-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: 11 February 2024



**1/54 RIDDELL ROAD SUNBURY VIC** Sold Price **\$570,000** Sold Date **12-Apr-23**  
**3429**

2 2 2

Distance **0.16km**



**93 MCKELL AVENUE SUNBURY VIC** Sold Price **\$575,000** Sold Date **28-Oct-23**  
**3429**

4 1 3

Distance **0.21km**



**29 RUTHVEN STREET SUNBURY** Sold Price **\$615,000** Sold Date **09-Sep-23**  
**VIC 3429**

3 1 3

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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