

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

6 ARDCLONEY DRIVE 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

\$695,000

&

\$745,000

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

2 MAGUIRE DRIVE SUNBURY VIC 3429	\$700,000	22-Jan-24
7 ARDCLONEY DRIVE SUNBURY VIC 3429	\$745,000	02-Nov-23
4 POWLETT STREET SUNBURY VIC 3429	\$718,000	20-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.~~

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2 MAGUIRE DRIVE SUNBURY VIC 3429

Sold Price

^{RS} **\$700,000**

Sold Date **22-Jan-24**

4 3 2

Distance **0.1km**



7 ARDCLONEY DRIVE SUNBURY VIC 3429

Sold Price

\$745,000

Sold Date **02-Nov-23**

4 2 2

Distance **0.08km**



4 POWLETT STREET SUNBURY VIC 3429

Sold Price

\$718,000

Sold Date **20-Dec-23**

4 2 -

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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