

## 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 CAPEK STREET 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

\$625,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2022

to

31 Oct 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

1 CAPEK STREET SUNBURY VIC 3429	\$620,000	18-Jul-23
19 SUNNY STREET SUNBURY VIC 3429	\$660,000	21-Oct-23
43 BALLET CRESCENT SUNBURY VIC 3429	\$642,000	28-Aug-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: 21 November 2023



**1 CAPEK STREET SUNBURY VIC 3429**

4 2 2

Sold Price

**\$620,000**

Sold Date

**18-Jul-23**

Distance

**0.05km**



**19 SUNNY STREET SUNBURY VIC 3429**

4 2 2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**21-Oct-23**

Distance

**0.09km**



**43 BALLET CRESCENT SUNBURY VIC 3429**

3 2 2

Sold Price

**\$642,000**

Sold Date

**28-Aug-23**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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