

## 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 MEARE 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

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 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

4 CHARD PLACE SUNBURY VIC 3429	\$615,000	02-Dec-23
24 BECKVIEW CRESCENT SUNBURY VIC 3429	\$609,000	05-Dec-23
20 LANGPORT CRESCENT SUNBURY VIC 3429	\$630,000	11-Nov-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: 26 June 2024



**4 CHARD PLACE SUNBURY VIC 3429**

 3  2  2

Sold Price **\$615,000** Sold Date **02-Dec-23**

Distance **0.15km**



**24 BECKVIEW CRESCENT SUNBURY VIC 3429**

 3  2  2

Sold Price **\$609,000** Sold Date **05-Dec-23**

Distance **0.18km**



**20 LANGPORT CRESCENT SUNBURY VIC 3429**

 4  2  2

Sold Price **\$630,000** Sold Date **11-Nov-23**

Distance **0.16km**



**27 COURTNEY DRIVE SUNBURY VIC 3429**

 4  2  -

Sold Price **\$590,000** Sold Date **06-Apr-24**

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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