

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 MILNE STREET 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

\$800,000

&

\$850,000

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
20 MILNE STREET SUNBURY VIC 3429	\$815,000	16-Sep-23
77 ROSENTHAL BOULEVARD SUNBURY VIC 3429	\$800,000	23-Mar-24
34 BAGGYGREEN STREET SUNBURY VIC 3429	\$837,500	23-Jan-24

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: 14 June 2024

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20 MILNE STREET SUNBURY VIC
3429

4 2 2

Sold Price

\$815,000

Sold Date 16-Sep-23

Distance

0.1km



77 ROSENTHAL BOULEVARD
SUNBURY VIC 3429

4 2 2

Sold Price

\$800,000

Sold Date 23-Mar-24

Distance

0.34km



34 BAGGYGREEN STREET
SUNBURY VIC 3429

4 2 2

Sold Price

\$837,500

Sold Date 23-Jan-24

Distance

0.51km



7 GROUT COURT SUNBURY VIC
3429

4 2 2

Sold Price

^{RS} \$830,000

Sold Date 03-Jun-24

Distance

0.7km



35 BUSHRANGER DRIVE SUNBURY
VIC 3429

4 2 2

Sold Price

\$845,000

Sold Date 02-Oct-23

Distance

0.72km



48 LIGHT HORSE CIRCUIT
SUNBURY VIC 3429

4 2 -

Sold Price

\$801,000

Sold Date 14-Mar-24

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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