

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 SCOTT 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2023

to

31 Dec 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

5 HUME STREET SUNBURY VIC 3429	\$490,000	25-Jul-23
3 LINDSAY AVENUE SUNBURY VIC 3429	\$530,000	18-Dec-23
129 CHARTER ROAD WEST SUNBURY VIC 3429	\$525,000	19-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: 16 January 2024



5 HUME STREET SUNBURY VIC 3429

2 1 1

Sold Price **\$490,000** Sold Date **25-Jul-23**

Distance **0.57km**



3 LINDSAY AVENUE SUNBURY VIC 3429

3 1 2

Sold Price ^{RS} **\$530,000** Sold Date **18-Dec-23**

Distance **0.74km**



129 CHARTER ROAD WEST SUNBURY VIC 3429

3 1 3

Sold Price **\$525,000** Sold Date **19-Aug-23**

Distance **1.44km**



12 FADDEN GROVE SUNBURY VIC 3429

3 1 -

Sold Price **\$515,000** Sold Date **21-Nov-23**

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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