

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

7 MELBA AVENUE 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

\$575,000

&

\$625,000

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

9 MELBA AVENUE SUNBURY VIC 3429	\$607,500	06-May-24
41 HEYSEN DRIVE SUNBURY VIC 3429	\$627,000	25-Jan-24
24 FELTON AVENUE SUNBURY VIC 3429	\$585,000	16-Apr-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.~~

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9 MELBA AVENUE SUNBURY VIC 3429

Sold Price

^{RS}

\$607,500

Sold Date **06-May-24**

3 1 -

Distance **0.02km**



41 HEYSEN DRIVE SUNBURY VIC 3429

Sold Price

\$627,000

Sold Date **25-Jan-24**

3 2 2

Distance **0.1km**



24 FELTON AVENUE SUNBURY VIC 3429

Sold Price

\$585,000

Sold Date **16-Apr-24**

3 1 1

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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