

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 RUBRUM ROAD 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 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

2 SENTRY STREET SUNBURY VIC 3429	\$655,000	10-Jan-24
9 HUNTSVILLE STREET SUNBURY VIC 3429	\$660,000	15-Feb-24
7 SENKAKI STREET SUNBURY VIC 3429	\$650,000	17-Oct-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 March 2024

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2 SENTRY STREET SUNBURY VIC 3429

Sold Price

\$655,000

Sold Date

10-Jan-24

4 2 2

Distance

0.15km



9 HUNTSVILLE STREET SUNBURY VIC 3429

Sold Price

^{RS} **\$660,000** ^{UN}

Sold Date

15-Feb-24

4 2 2

Distance

0.33km



7 SENKAKI STREET SUNBURY VIC 3429

Sold Price

\$650,000

Sold Date

17-Oct-23

4 2 -

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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