

## 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

77 ROSENTHAL BOULEVARD 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

\$760,000

&

\$820,000

### 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

|   |           |           |
|---|-----------|-----------|
| 18 MULLINS WAY SUNBURY VIC 3429         | \$775,000 | 17-Nov-23 |
| 1 LAMPTON WAY SUNBURY VIC 3429          | \$790,000 | 12-Dec-23 |
| 19 ROSENTHAL BOULEVARD SUNBURY VIC 3429 | \$792,000 | 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



**18 MULLINS WAY SUNBURY VIC 3429**

 4  2  2

Sold Price **\$775,000** Sold Date **17-Nov-23**

Distance **0.87km**



**1 LAMPTON WAY SUNBURY VIC 3429**

 4  2  -

Sold Price <sup>RS</sup> **\$790,000** <sup>UN</sup> Sold Date **12-Dec-23**

Distance **0.58km**



**19 ROSENTHAL BOULEVARD SUNBURY VIC 3429**

 4  2  2

Sold Price **\$792,000** Sold Date **19-Aug-23**

Distance **0.58km**

RS = Recent sale      UN = Undisclosed Sale

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