

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

8 MCCOMB 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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

55 COLLINS STREET SUNBURY VIC 3429	\$605,000	24-May-24
7 SIMPSON AVENUE SUNBURY VIC 3429	\$590,000	20-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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55 COLLINS STREET SUNBURY VIC Sold Price ^{RS} **\$605,000** Sold Date **24-May-24**
3429

3 1 3

Distance **0.15km**



7 SIMPSON AVENUE SUNBURY VIC Sold Price **\$590,000** Sold Date **20-Apr-24**
3429

3 1 2

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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