

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

9 KOSTAS 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,500

Property type

Land

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 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

3 MULLINS WAY SUNBURY VIC 3429	\$755,000	05-Feb-24
18 MULLINS WAY SUNBURY VIC 3429	\$775,000	17-Nov-23
14 TROOPER AVENUE SUNBURY VIC 3429	\$775,000	16-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: 09 February 2024



**3 MULLINS WAY SUNBURY VIC
3429**

 4  2  2

Sold Price ^{RS} **\$755,000** ^{UN} Sold Date **05-Feb-24**

Distance **0.09km**



**18 MULLINS WAY SUNBURY VIC
3429**

 4  2  2

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

Distance **0.13km**



**14 TROOPER AVENUE SUNBURY
VIC 3429**

 4  2  2

Sold Price Sold Date **16-Oct-23**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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