

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

LOT 1811 STEVIE 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

\$396,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

45 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$355,000	19-Dec-23
43 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$308,000	05-May-23
LOT 1517 RHAPSODY ROAD SUNBURY VIC 3429	\$330,000	05-Feb-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.~~

This Statement of Information was prepared on: 02 May 2024



45 LOLLIPOP CRESCENT SUNBURY VIC 3429 Sold Price

\$355,000 Sold Date **19-Dec-23**

 3  3  1

Distance **0.25km**



43 LOLLIPOP CRESCENT SUNBURY VIC 3429 Sold Price

\$308,000 Sold Date **05-May-23**

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Distance **0.26km**



LOT 1517 RHAPSODY ROAD SUNBURY VIC 3429

Sold Price

\$330,000 Sold Date **05-Feb-24**

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Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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