

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

3626/3626 DAVENPORT DRIVE 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Sunbury

Period-from

01 Apr 2023

to

31 Mar 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

13 BUSHRANGER DRIVE SUNBURY VIC 3429	\$327,000	27-Oct-22
1 BUSHRANGER DRIVE SUNBURY VIC 3429	\$369,000	21-Nov-22

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 April 2024



**13 BUSHRANGER DRIVE SUNBURY
VIC 3429**

Sold Price

\$327,000

Sold Date

27-Oct-22

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Distance

0.44km



**1 BUSHRANGER DRIVE SUNBURY
VIC 3429**

Sold Price

\$369,000

Sold Date

21-Nov-22

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Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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