

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

2 SNAKEBARK 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

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Land

Suburb

Sunbury

Period-from

01 Nov 2022

to

31 Oct 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

3 GINNALA ROAD SUNBURY VIC 3429	\$645,000	05-Aug-23
7 SENKAKI STREET SUNBURY VIC 3429	\$650,000	17-Oct-23
5 HUNTSVILLE STREET SUNBURY VIC 3429	\$625,000	25-Jul-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: 21 November 2023


3 GINNALA ROAD SUNBURY VIC 3429

Sold Price

\$645,000

Sold Date **05-Aug-23**
 4  2  2

Distance **0.04km**

7 SENKAKI STREET SUNBURY VIC 3429

Sold Price

\$650,000

Sold Date **17-Oct-23**
 4  2  -

Distance **0.06km**

5 HUNTSVILLE STREET SUNBURY VIC 3429

Sold Price

\$625,000

Sold Date **25-Jul-23**
 4  2  1

Distance **0.06km**

7 HUNTSVILLE STREET SUNBURY VIC 3429

Sold Price

\$635,000

Sold Date **23-Jul-23**
 4  2  1

Distance **0.07km**

24 SENKAKI STREET SUNBURY VIC 3429

Sold Price

\$250,000

Sold Date **24-Aug-23**
 4  2  2

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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