

## 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

17 DUNROSSIL DRIVE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2023

to

30 Nov 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 10 FISHER COURT SUNBURY VIC 3429     | \$600,000 | 23-Feb-24 |
| 217 ELIZABETH DRIVE SUNBURY VIC 3429 | \$600,000 | 27-Mar-24 |
| 6 CROSBIE COURT SUNBURY VIC 3429     | \$552,000 | 16-Nov-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: 11 December 2024



## 10 FISHER COURT SUNBURY VIC 3429

3 1 2

Sold Price

**\$600,000**

Sold Date **23-Feb-24**

Distance **0.34km**



## 217 ELIZABETH DRIVE SUNBURY VIC 3429

3 1 2

Sold Price

Sold Date **27-Mar-24**

Distance **0.6km**



## 6 CROSBIE COURT SUNBURY VIC 3429

3 1 2

Sold Price

<sup>RS</sup> **\$552,000**

Sold Date **16-Nov-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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