

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

8 MACHINE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$336,450

Property type

Land

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 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

5 FREDDIE STREET SUNBURY VIC 3429	\$750,000	13-Sep-24
14 MULGA STREET SUNBURY VIC 3429	\$682,500	12-Aug-24
84 MONTEGO BOULEVARD SUNBURY VIC 3429	\$760,000	09-Aug-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: 14 January 2025



5 FREDDIE STREET SUNBURY VIC 3429

3 2 2

Sold Price

\$750,000

Sold Date

13-Sep-24

Distance

0.19km



14 MULGA STREET SUNBURY VIC 3429

4 2 2

Sold Price

^{RS} **\$682,500**

Sold Date

12-Aug-24

Distance

0.56km



84 MONTEGO BOULEVARD SUNBURY VIC 3429

4 2 2

Sold Price

\$760,000

Sold Date

09-Aug-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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