

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

3 BOXELDER 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 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

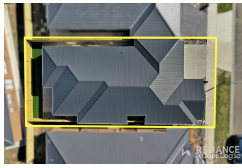
Date of sale

5 BOXELDER STREET SUNBURY VIC 3429	\$650,000	17-Oct-23
17 GINNALA ROAD SUNBURY VIC 3429	\$643,000	01-Aug-23
3 HUNTSVILLE STREET SUNBURY VIC 3429	\$640,000	22-Nov-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: 05 February 2024



**5 BOXELDER STREET SUNBURY
VIC 3429**

Sold Price **\$650,000** Sold Date **17-Oct-23**

 4  2  2

Distance **0.01km**

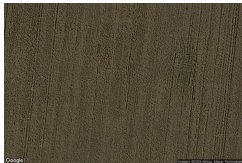


**17 GINNALA ROAD SUNBURY VIC
3429**

Sold Price **\$643,000** Sold Date **01-Aug-23**

 4  2  2

Distance **0.06km**



**3 HUNTSVILLE STREET SUNBURY
VIC 3429**

Sold Price **\$640,000** Sold Date **22-Nov-23**

 4  2  2

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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