

## 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

42 BORDER BOULEVARD 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

\$639,000

&

\$689,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,750

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 617 ELIZABETH DRIVE SUNBURY VIC 3429 | \$735,000 | 11-Mar-22 |
| 13 UNDERHILL COURT SUNBURY VIC 3429  | \$720,000 | 17-Nov-21 |
| 4 MCGEORGE COURT SUNBURY VIC 3429    | \$700,000 | 23-Oct-21 |

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: 22 March 2022



**617 ELIZABETH DRIVE SUNBURY  
VIC 3429**

 3  2  2

Sold Price

<sup>RS</sup>

**\$735,000**

Sold Date

**11-Mar-22**

Distance

**0.61km**



**13 UNDERHILL COURT SUNBURY  
VIC 3429**

 3  2  2

Sold Price

**\$720,000**

Sold Date

**17-Nov-21**

Distance

**1.6km**



**4 MCGEORGE COURT SUNBURY  
VIC 3429**

 3  2  2

Sold Price

**\$700,000**

Sold Date

**23-Oct-21**

Distance

**1.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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