

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

7 TATARIAN 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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

2 SENTRY STREET SUNBURY VIC 3429	\$655,000	10-Jan-24
7 SENKAKI STREET SUNBURY VIC 3429	\$650,000	17-Oct-23
18 PALMATUM STREET SUNBURY VIC 3429	\$647,000	12-Aug-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: 16 February 2024


2 SENTRY STREET SUNBURY VIC 3429

Sold Price

\$655,000

Sold Date

10-Jan-24
 4
 2
 2

Distance

0.03km

7 SENKAKI STREET SUNBURY VIC 3429

Sold Price

\$650,000

Sold Date

17-Oct-23
 4
 2
 -

Distance

0.08km

18 PALMATUM STREET SUNBURY VIC 3429

Sold Price

\$647,000

Sold Date

12-Aug-23
 4
 2
 2

Distance

0.1km

22 PALMATUM STREET SUNBURY VIC 3429

Sold Price

\$648,000

Sold Date

08-Oct-23
 4
 2
 -

Distance

0.12km

18 TATARIAN ROAD SUNBURY VIC 3429

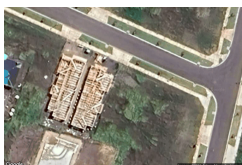
Sold Price

^{RS} **\$646,000**

Sold Date

30-Jan-24
 4
 2
 -

Distance

0.13km

3 HUNTSVILLE STREET SUNBURY VIC 3429

Sold Price

\$640,000

Sold Date

22-Nov-23
 4
 2
 2

Distance

0.18km
RS = Recent sale

UN = Undisclosed Sale

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