

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

9 CHARIOT WALK 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

\$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 Aug 2023

to

31 Jul 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

1 CHARIOT WALK SUNBURY VIC 3429	\$575,000	29-Apr-24
8 DUTCH ROAD SUNBURY VIC 3429	\$580,000	07-Oct-23
16 DUTCH ROAD SUNBURY VIC 3429	\$595,000	27-Sep-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.~~

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1 CHARIOT WALK SUNBURY VIC 3429

3 2 2

Sold Price **\$575,000** Sold Date **29-Apr-24**

Distance **0.03km**



8 DUTCH ROAD SUNBURY VIC 3429

4 2 2

Sold Price **\$580,000** Sold Date **07-Oct-23**

Distance **0.33km**



16 DUTCH ROAD SUNBURY VIC 3429

4 2 2

Sold Price **\$595,000** Sold Date **27-Sep-23**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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