

## 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

254 ELIZABETH DRIVE 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

\$545,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2023

to

31 Oct 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 BOYD COURT SUNBURY VIC 3429	\$575,000	05-Jul-24
2 GRUNER STREET SUNBURY VIC 3429	\$585,000	01-Nov-24
514 ELIZABETH DRIVE SUNBURY VIC 3429	\$575,000	31-Oct-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 November 2024



**1 BOYD COURT SUNBURY VIC 3429** Sold Price **\$575,000** Sold Date **05-Jul-24**

3 1 -

Distance **1.52km**



**2 GRUNER STREET SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$585,000** Sold Date **01-Nov-24**

3 2 2

Distance **1.72km**



**514 ELIZABETH DRIVE SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$575,000** Sold Date **31-Oct-24**

3 2 -

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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