

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 KEITH AVENUE 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

\$520,000

&

\$560,000

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

2/40 LALOR CRESCENT SUNBURY VIC 3429	\$565,000	16-Apr-24
69A KEITH AVENUE SUNBURY VIC 3429	\$587,000	09-Aug-24
25 DRYSDALE STREET SUNBURY VIC 3429	\$510,000	01-Jul-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: 12 August 2024



2/40 LALOR CRESCENT SUNBURY VIC 3429 Sold Price **\$565,000** Sold Date **16-Apr-24**

 3  2  1

Distance **1.57km**



69A KEITH AVENUE SUNBURY VIC 3429 Sold Price ^{RS} **\$587,000** Sold Date **09-Aug-24**

 3  2  1

Distance **0.52km**



25 DRYSDALE STREET SUNBURY VIC 3429 Sold Price ^{RS} **\$510,000** Sold Date **01-Jul-24**

 3  2  1

Distance **0.48km**

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

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