

## 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

71 Keith Avenue 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2020

to

30 Nov 2021

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 277 Gap Road Sunbury VIC 3429    | \$505,000 | 06-Jul-21 |
| 43 Melba Avenue Sunbury VIC 3429 | \$520,000 | 26-Feb-21 |
| 53 Dyson Drive Sunbury VIC 3429  | \$550,000 | 08-Jul-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: 01 December 2021



**277 Gap Road Sunbury VIC 3429** Sold Price **\$505,000** Sold Date **06-Jul-21**

 3  2  2

Distance **0.25km**



**43 Melba Avenue Sunbury VIC 3429** Sold Price **\$520,000** Sold Date **26-Feb-21**

 3  2  2

Distance **0.89km**



**53 Dyson Drive Sunbury VIC 3429** Sold Price **\$550,000** Sold Date **08-Jul-21**

 3  2  2

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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