

## 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

15 STOCKFELD STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$635,000

### 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

5 GILCHRIST CRESCENT SUNBURY VIC 3429	\$595,000	29-Feb-24
137 MCKELL AVENUE SUNBURY VIC 3429	\$610,000	19-Mar-24
378 ELIZABETH DRIVE SUNBURY VIC 3429	\$600,000	17-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: 15 August 2024



**5 GILCHRIST CRESCENT SUNBURY  
VIC 3429**

Sold Price

**\$595,000**

Sold Date

**29-Feb-24**

 3  1  1

Distance

**0.5km**



**137 MCKELL AVENUE SUNBURY  
VIC 3429**

Sold Price

**\$610,000**

Sold Date

**19-Mar-24**

 3  1  2

Distance

**0.6km**



**378 ELIZABETH DRIVE SUNBURY  
VIC 3429**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**17-Jul-24**

 3  1  2

Distance

**0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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