

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

3 DUNDAS 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,750

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2021

to

31 Mar 2022

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

4 WRIGHT COURT SUNBURY VIC 3429	\$630,000	15-Mar-22
3 FELTON AVENUE SUNBURY VIC 3429	\$535,000	18-Feb-22
23 GRUNER STREET SUNBURY VIC 3429	\$475,000	02-Feb-22

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: 13 April 2022

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**4 WRIGHT COURT SUNBURY VIC
3429** 3  1  3

Sold Price

^{RS} **\$630,000** Sold Date **15-Mar-22**Distance **0.59km****3 FELTON AVENUE SUNBURY VIC
3429** 4  1  -

Sold Price

^{RS} **\$535,000** Sold Date **18-Feb-22**Distance **0.28km****23 GRUNER STREET SUNBURY VIC
3429** 3  1  1

Sold Price

\$475,000 Sold Date **02-Feb-22**Distance **0.37km****RS** = Recent sale**UN** = Undisclosed Sale

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