

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

7 GOSHAWK ROAD 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

\$655,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 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

3 GOSHAWK ROAD SUNBURY VIC 3429	\$665,000	04-Oct-23
35 ORIGIN DRIVE SUNBURY VIC 3429	\$690,000	03-Aug-23
17 NIRA DRIVE SUNBURY VIC 3429	\$685,000	09-May-23

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: 04 March 2024



3 GOSHAWK ROAD SUNBURY VIC 3429

Sold Price

\$665,000

Sold Date

04-Oct-23

 4  2  2

Distance

0.04km



35 ORIGIN DRIVE SUNBURY VIC 3429

Sold Price

\$690,000

Sold Date

03-Aug-23

 4  -  -

Distance

0.04km



17 NIRA DRIVE SUNBURY VIC 3429

Sold Price

\$685,000

Sold Date

09-May-23

 4  2  2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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