

## 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

16 ALEXANDER COURT 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

\$419,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jan 2023

to

31 Dec 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 38 IREDALE PROMENADE SUNBURY VIC 3429 | \$420,000 | 20-Nov-23 |
| 13 BARLOW STREET SUNBURY VIC 3429     | \$460,000 | 20-Nov-23 |
| 12A ALEXANDER COURT SUNBURY VIC 3429  | \$408,750 | 18-Aug-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.~~

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Jason Padula  
P 9338 7111  
M 0402 149 436  
E jpadula@ypa.com.au



**38 IREDALE PROMENADE  
SUNBURY VIC 3429**

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Sold Price <sup>RS</sup> **\$420,000** Sold Date **20-Nov-23**

Distance **1.88km**



**13 BARLOW STREET SUNBURY VIC  
3429**

- - -

Sold Price <sup>RS</sup> **\$460,000** Sold Date **20-Nov-23**

Distance **1.69km**



**12A ALEXANDER COURT SUNBURY  
VIC 3429**

- - -

Sold Price **\$408,750** Sold Date **18-Aug-23**

Distance **0.03km**

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

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