

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 DOBELL 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

\$459,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 BOLT PLACE SUNBURY VIC 3429	487000	23-Jul-22
8 PLANTE COURT SUNBURY VIC 3429	490000	28-Jul-22
46 MELBA AVENUE SUNBURY VIC 3429	500000	30-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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6 BOLT PLACE SUNBURY VIC 3429 Sold Price **487000** Sold Date **23-Jul-22**

 3  2  2

Distance **0.63km**



8 PLANTE COURT SUNBURY VIC 3429 Sold Price **490000** Sold Date **28-Jul-22**

 3  1  1

Distance **1.06km**



46 MELBA AVENUE SUNBURY VIC 3429 Sold Price ^{RS} **500000** Sold Date **30-Sep-22**

 3  1  2

Distance **0.5km**

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

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