

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

6 GINNALA 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

\$639,000

&

\$679,000

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 HUNTSVILLE STREET SUNBURY VIC 3429	\$640,000	22-Nov-23
9 HUNTSVILLE STREET SUNBURY VIC 3429	\$660,000	15-Feb-24
2 SENTRY STREET SUNBURY VIC 3429	\$655,000	10-Jan-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: 05 March 2024



**3 HUNTVILLE STREET SUNBURY
VIC 3429**

 4  2  2

Sold Price

\$640,000

Sold Date

22-Nov-23

Distance

0.06km



**9 HUNTVILLE STREET SUNBURY
VIC 3429**

 4  2  2

Sold Price

^{RS} **\$660,000** ^{UN}

Sold Date

15-Feb-24

Distance

0.1km



**2 SENTRY STREET SUNBURY VIC
3429**

 4  2  2

Sold Price

\$655,000

Sold Date

10-Jan-24

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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