

## 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

1/7 RIDDELL ROAD 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

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2022

to

31 Aug 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

3/7 RIDDELL ROAD SUNBURY VIC 3429	\$520,000	22-Aug-22
4/7-9 ANDERSON ROAD SUNBURY VIC 3429	\$560,000	26-Nov-22
1/172 OSHANASSY STREET SUNBURY VIC 3429	\$591,000	23-Jul-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: 18 September 2023



**3/7 RIDDELL ROAD SUNBURY VIC 3429**

Sold Price

**\$520,000**

Sold Date

**22-Aug-22**

3

1

1

Distance

**0.03km**



**4/7-9 ANDERSON ROAD SUNBURY VIC 3429**

Sold Price

**\$560,000**

Sold Date

**26-Nov-22**

3

1

1

Distance

**0.69km**



**1/172 OSHANASSY STREET SUNBURY VIC 3429**

Sold Price

**\$591,000**

Sold Date

**23-Jul-22**

3

1

1

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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