

## 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

23 TATARIAN 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

\$630,000

&

\$660,000

### 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

5 EAGLEHAWK STREET SUNBURY VIC 3429	\$790,000	14-Feb-23
6 WANDERER ROAD SUNBURY VIC 3429	\$849,000	14-Apr-23
4 WANDERER ROAD SUNBURY VIC 3429	\$955,000	09-Nov-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: 27 March 2024



**5 EAGLEHAWK STREET SUNBURY VIC 3429** Sold Price **\$790,000** Sold Date **14-Feb-23**

 4  2  2

Distance **1.73km**



**6 WANDERER ROAD SUNBURY VIC 3429** Sold Price **\$849,000** Sold Date **14-Apr-23**

 4  2  2

Distance **1.74km**



**4 WANDERER ROAD SUNBURY VIC 3429** Sold Price **\$955,000** Sold Date **09-Nov-22**

 4  2  2

Distance **1.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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