

## 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

30 LOLLIPOP CRESCENT SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$830,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 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

4 JUWEL ROAD SUNBURY VIC 3429	\$790,000	10-Jan-25
7 ORIGIN DRIVE SUNBURY VIC 3429	\$815,000	30-Oct-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: 23 January 2025



## 4 JUWEL ROAD SUNBURY VIC 3429

 4  3  2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date

**10-Jan-25**

Distance

**2.36km**



## 7 ORIGIN DRIVE SUNBURY VIC 3429

 4  2  2

Sold Price

**\$815,000**

Sold Date

**30-Oct-24**

Distance

**2.91km**

RS = Recent sale

UN = Undisclosed Sale

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