

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

3 BOYD COURT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2023

to

30 Jun 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

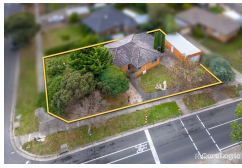
Date of sale

2 STEWARTS LANE SUNBURY VIC 3429	\$520,000	25-May-24
45 MELBA AVENUE SUNBURY VIC 3429	\$510,000	15-Jul-24
41 DOBELL AVENUE SUNBURY VIC 3429	\$485,000	03-Jun-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: 22 July 2024



**2 STEWARTS LANE SUNBURY VIC
3429**

Sold Price

\$520,000

Sold Date

25-May-24

3

1

1

Distance

0.65km



**45 MELBA AVENUE SUNBURY VIC
3429**

Sold Price

^{RS} **\$510,000**

Sold Date

15-Jul-24

3

1

3

Distance

0.87km



**41 DOBELL AVENUE SUNBURY VIC
3429**

Sold Price

^{RS} **\$485,000**

Sold Date

03-Jun-24

3

1

2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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