

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 BOLT PLACE 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

30 WILSONS LANE SUNBURY VIC 3429	502000	05-Mar-22
3 DUNDAS AVENUE SUNBURY VIC 3429	550000	18-May-22
63 KEITH AVENUE SUNBURY VIC 3429	520000	27-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 July 2022

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**30 WILSONS LANE SUNBURY VIC
3429**

Sold Price

502000

Sold Date

05-Mar-22

3



1



1

Distance

0.84km**3 DUNDAS AVENUE SUNBURY VIC
3429**

Sold Price

550000

Sold Date

18-May-22

3



1



3

Distance

0.6km**63 KEITH AVENUE SUNBURY VIC
3429**

Sold Price

520000

Sold Date

27-Apr-22

3



1



1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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