

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

9 MECHANICAL ROAD 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$336,450

Property type

Land

Suburb

Sunbury

Period-from

01 Feb 2024

to

31 Jan 2025

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

8 MULGA STREET SUNBURY VIC 3429	\$670,000	10-Sep-24
12 MULGA STREET SUNBURY VIC 3429	\$655,000	04-Nov-24
14 MULGA STREET SUNBURY VIC 3429	\$682,500	12-Aug-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: 04 February 2025



**8 MULGA STREET SUNBURY VIC
3429**

 4  2  2

Sold Price

\$670,000

Sold Date **10-Sep-24**

Distance

0.1km



**12 MULGA STREET SUNBURY VIC
3429**

 4  3  2

Sold Price

\$655,000

Sold Date **04-Nov-24**

Distance

0.11km



**14 MULGA STREET SUNBURY VIC
3429**

 4  2  2

Sold Price

^{RS} **\$682,500**

Sold Date **12-Aug-24**

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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