

## 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

78 MAIDEN DRIVE 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

\$985,000

&

\$1,045,000

### 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

14 IRONBARK DRIVE SUNBURY VIC 3429	\$1,040,000	14-Nov-23
85 ALDRIDGE DRIVE SUNBURY VIC 3429	\$1,030,000	23-Nov-23
23 MAYFIN COURT SUNBURY VIC 3429	\$1,075,000	20-Jan-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: 16 July 2024



**14 IRONBARK DRIVE SUNBURY VIC 3429** Sold Price **\$1,040,000** Sold Date **14-Nov-23**

3 2 2

Distance **1.37km**



**85 ALDRIDGE DRIVE SUNBURY VIC 3429** Sold Price **\$1,030,000** Sold Date **23-Nov-23**

4 3 2

Distance **4.2km**



**23 MAYFIN COURT SUNBURY VIC 3429** Sold Price **\$1,075,000** Sold Date **20-Jan-24**

5 3 2

Distance **4km**



**18 HORIZON STREET DIGGERS REST VIC 3427** Sold Price **\$1,050,000** Sold Date **10-Feb-24**

5 4 3

Distance **1.93km**

RS = Recent sale UN = Undisclosed Sale

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