

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 GINNALA 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

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

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 HUNTSVILLE STREET SUNBURY VIC 3429	\$712,500	18-Nov-24
14 TATARIAN ROAD SUNBURY VIC 3429	\$650,000	20-Dec-24
26 RUBRUM ROAD SUNBURY VIC 3429	\$720,000	31-Jan-25

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: 11 February 2025



8 HUNTSVILLE STREET SUNBURY VIC 3429

 4  2  2

Sold Price

\$712,500

Sold Date **18-Nov-24**

Distance **0.07km**



14 TATARIAN ROAD SUNBURY VIC 3429

 4  2  2

Sold Price

^{RS} **\$650,000** ^{UN}

Sold Date **20-Dec-24**

Distance **0.12km**



26 RUBRUM ROAD SUNBURY VIC 3429

 4  2  2

Sold Price

^{RS} **\$720,000**

Sold Date **31-Jan-25**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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