

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 ROLLING MEADOWS DRIVE 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2022

to

30 Apr 2023

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

9 HIGHGROVE DRIVE SUNBURY VIC 3429	\$1,610,000	23-Dec-22
26 OLDBURY AVENUE SUNBURY VIC 3429	\$1,545,000	17-Jan-23
15 WEBB COURT SUNBURY VIC 3429	\$1,450,000	23-Nov-22

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 May 2023



**9 HIGHGROVE DRIVE SUNBURY
VIC 3429**

 5  2  3

Sold Price

\$1,610,000

Sold Date

23-Dec-22

Distance

0.09km



**26 OLDBURY AVENUE SUNBURY
VIC 3429**

 5  3  -

Sold Price

\$1,545,000

Sold Date

17-Jan-23

Distance

0.77km



**15 WEBB COURT SUNBURY VIC
3429**

 4  2  4

Sold Price

\$1,450,000

Sold Date

23-Nov-22

Distance

3.35km

RS = Recent sale

UN = Undisclosed Sale

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