

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 KIPPAX STREET 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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2023

to

31 Oct 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

17 MASSIE CIRCUIT SUNBURY VIC 3429	\$570,000	02-Dec-23
36 WICKET STREET SUNBURY VIC 3429	\$550,000	14-Sep-23

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: 26 November 2024

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**17 MASSIE CIRCUIT SUNBURY VIC
3429**

Sold Price

\$570,000

Sold Date

02-Dec-23

 3  2  -

Distance

0.26km



**36 WICKET STREET SUNBURY VIC
3429**

Sold Price

\$550,000

Sold Date

14-Sep-23

 3  2  2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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