

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

24 TROTT 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 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

13 MAIDEN DRIVE SUNBURY VIC 3429	\$670,000	11-Jul-23
34 KEEPER STREET SUNBURY VIC 3429	\$675,000	09-Jan-24
13 WICKET STREET SUNBURY VIC 3429	\$677,000	24-Mar-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.~~

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13 MAIDEN DRIVE SUNBURY VIC 3429

Sold Price

\$670,000

Sold Date

11-Jul-23

4 2 2

Distance

0.17km



34 KEEPER STREET SUNBURY VIC 3429

Sold Price

\$675,000

Sold Date

09-Jan-24

4 2 2

Distance

0.26km



13 WICKET STREET SUNBURY VIC 3429

Sold Price

\$677,000

Sold Date

24-Mar-23

4 2 2

Distance

0.33km



16 MCCOSKER STREET SUNBURY VIC 3429

Sold Price

\$712,500

Sold Date

10-Aug-23

4 2 -

Distance

0.51km



24 MASSIE CIRCUIT SUNBURY VIC 3429

Sold Price

\$715,000

Sold Date

09-Oct-23

4 2 2

Distance

0.79km



15 COVER DRIVE SUNBURY VIC 3429

Sold Price

Sold Date

24-Feb-24

4 2 2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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