

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

6 LISTER CRESCENT 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

\$660,000

&

\$690,000

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

7 REES ROAD SUNBURY VIC 3429	\$675,000	24-Jan-25
1 HAXTON COURT SUNBURY VIC 3429	\$680,000	06-Jan-25
9 LISTER CRESCENT SUNBURY VIC 3429	\$700,000	29-Oct-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: 11 February 2025



7 REES ROAD SUNBURY VIC 3429

Sold Price

^{RS}

\$675,000

Sold Date

24-Jan-25

 3  2  1

Distance

0.16km



1 HAXTON COURT SUNBURY VIC 3429

Sold Price

^{RS}

\$680,000

Sold Date

06-Jan-25

 4  2  -

Distance

0.61km



9 LISTER CRESCENT SUNBURY VIC 3429

Sold Price

\$700,000

Sold Date

29-Oct-24

 3  2  2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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