

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

8 DUNDAS AVENUE 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

3 ROVER STREET SUNBURY VIC 3429	\$625,000	20-Dec-23
4 ATKINSON CLOSE SUNBURY VIC 3429	\$630,000	27-Jan-24
1 MITCHELLS LANE SUNBURY VIC 3429	\$625,000	15-Dec-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: 20 May 2024



3 ROVER STREET SUNBURY VIC 3429

3 1 4

Sold Price **\$625,000** Sold Date **20-Dec-23**

Distance **0.99km**



4 ATKINSON CLOSE SUNBURY VIC 3429

3 1 2

Sold Price **\$630,000** Sold Date **27-Jan-24**

Distance **1.11km**



1 MITCHELLS LANE SUNBURY VIC 3429

3 1 5

Sold Price **\$625,000** Sold Date **15-Dec-23**

Distance **1.55km**



5 GILCHRIST CRESCENT SUNBURY VIC 3429

3 1 1

Sold Price **\$595,000** Sold Date **29-Feb-24**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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