

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

39 FLYCATCHER ROAD 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2023

to

30 Sep 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

LOT 1046 ZOE STREET SUNBURY VIC 3429	\$335,900	14-Jun-24
LOT 1057 GOSHAWK ROAD SUNBURY VIC 3429	\$353,900	05-Jun-24
5 ARGANT LOOP SUNBURY VIC 3429	\$355,000	29-Apr-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: 29 October 2024

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



LOT 1046 ZOE STREET SUNBURY VIC 3429

 3  2  2

Sold Price

\$335,900

Sold Date

14-Jun-24

Distance

0.43km



LOT 1057 GOSHAWK ROAD SUNBURY VIC 3429

 -  -  -

Sold Price

\$353,900

Sold Date

05-Jun-24

Distance

0.46km



5 ARGANT LOOP SUNBURY VIC 3429

 5  3  -

Sold Price

\$355,000

Sold Date

29-Apr-24

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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