

## 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

29 Maiden Drive Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 47 Ferris Street Sunbury VIC 3429 | \$630,000 | 01-Oct-21 |
| 9 Maiden Drive Sunbury VIC 3429   | \$620,000 | 04-Aug-21 |
| 21 Waugh Street Sunbury VIC 3429  | \$620,000 | 28-Sep-21 |

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: 03 November 2021



**47 Ferris Street Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**01-Oct-21**

 4  2  2

Distance

**0.09km**



**9 Maiden Drive Sunbury VIC 3429**

Sold Price

**\$620,000**

Sold Date

**04-Aug-21**

 4  2  3

Distance

**0.15km**



**21 Waugh Street Sunbury VIC 3429**

Sold Price

Sold Date

**28-Sep-21**

 4  2  2

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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