

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

50 BUDBURST DRIVE 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

\$945,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2023

to

31 Oct 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 PAPERBARK AVENUE SUNBURY VIC 3429	950000	13-Apr-24
5 MADISONS AVENUE DIGGERS REST VIC 3427	980000	14-Sep-24
78 MAIDEN DRIVE SUNBURY VIC 3429	1010000	11-Aug-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: 28 November 2024



13 PAPERBARK AVENUE SUNBURY VIC 3429 Sold Price **950000** Sold Date **13-Apr-24**

5 2 3

Distance **1.69km**



5 MADISONS AVENUE DIGGERS REST VIC 3427 Sold Price **980000** Sold Date **14-Sep-24**

4 2 3

Distance **1.91km**



78 MAIDEN DRIVE SUNBURY VIC 3429 Sold Price **1010000** Sold Date **11-Aug-24**

4 2 2

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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