

# 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

11 BOBAL STREET 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

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2023

to

30 Nov 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

7 RENTON COURT SUNBURY VIC 3429	\$790,000	22-Aug-24
55 WATERSPRITE BOULEVARD SUNBURY VIC 3429	\$790,000	13-Jun-24
17 OUTLOOK WAY SUNBURY VIC 3429	\$800,000	09-Dec-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 December 2024



7 RENTON COURT SUNBURY VIC  
3429

4 2 2

Sold Price

\$790,000

Sold Date 22-Aug-24

Distance 4.51km



55 WATERSPRITE BOULEVARD  
SUNBURY VIC 3429

4 2 2

Sold Price

Sold Date 13-Jun-24

Distance 2.77km



17 OUTLOOK WAY SUNBURY VIC  
3429

4 2 2

Sold Price

<sup>RS</sup> \$800,000 Sold Date 09-Dec-24

Distance 2.63km



27 DYSON DRIVE SUNBURY VIC  
3429

4 2 -

Sold Price

Sold Date 02-Sep-24

Distance 5.44km



48 LIGHT HORSE CIRCUIT  
SUNBURY VIC 3429

4 2 -

Sold Price

\$801,000

Sold Date 14-Mar-24

Distance 4.52km

RS = Recent sale

UN = Undisclosed Sale

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