

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 SNAKEBARK 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

\$600,000

&

\$650,000

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

3 SNAKEBARK ROAD SUNBURY VIC 3429	\$643,500	02-Apr-24
5 GINNALA ROAD SUNBURY VIC 3429	\$627,500	04-Jul-24
2 SENTRY STREET SUNBURY VIC 3429	\$655,000	10-Jan-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: 18 November 2024



3 SNAKEBARK ROAD SUNBURY VIC 3429

4 2 2

Sold Price

\$643,500

Sold Date **02-Apr-24**

Distance **0.04km**



5 GINNALA ROAD SUNBURY VIC 3429

4 2 -

Sold Price

\$627,500

Sold Date **04-Jul-24**

Distance **0.09km**



2 SENTRY STREET SUNBURY VIC 3429

4 2 2

Sold Price

\$655,000

Sold Date **10-Jan-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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