

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

1/32-34 CHARTER ROAD EAST 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

\$491,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,500

Property type

Unit

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

1/219 GAP ROAD SUNBURY VIC 3429	\$525,000	04-Jun-24
39 WAUGH STREET SUNBURY VIC 3429	\$540,000	16-Oct-24
39A WAUGH STREET SUNBURY VIC 3429	\$515,000	01-Oct-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: 03 December 2024



1/219 GAP ROAD SUNBURY VIC 3429

 3  2  1

Sold Price **\$525,000** Sold Date **04-Jun-24**

Distance **0.38km**



39 WAUGH STREET SUNBURY VIC 3429

 3  2  2

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **16-Oct-24**

Distance **1.4km**



39A WAUGH STREET SUNBURY VIC 3429

 3  2  1

Sold Price ^{RS} **\$515,000** ^{UN} Sold Date **01-Oct-24**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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