

## 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

71 MONTEGO BOULEVARD 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

\$590,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$353,900

Property type

Land

Suburb

Sunbury

Period-from

01 Oct 2023

to

30 Sep 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

31 BALLET CRESCENT SUNBURY VIC 3429	\$600,000	30-Jul-24
10 MECHANICAL ROAD SUNBURY VIC 3429	\$650,000	26-Jul-24
36 CAVA CIRCUIT SUNBURY VIC 3429	\$585,000	17-Jul-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 October 2024



**31 BALLEET CRESCENT SUNBURY  
VIC 3429**

 3  2  2

Sold Price

**\$600,000**

Sold Date

**30-Jul-24**

Distance

**0.45km**



**10 MECHANICAL ROAD SUNBURY  
VIC 3429**

 4  2  2

Sold Price

**\$650,000**

Sold Date

**26-Jul-24**

Distance

**0.14km**



**36 CAVA CIRCUIT SUNBURY VIC  
3429**

 4  2  1

Sold Price

**\$585,000**

Sold Date

**17-Jul-24**

Distance

**1.76km**

RS = Recent sale

UN = Undisclosed Sale

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