

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

34 DELIA AVENUE 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jun 2022

to

31 May 2023

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

4 HOFFSTED WAY SUNBURY VIC 3429	\$390,000	17-Feb-23
3 CAVA CIRCUIT SUNBURY VIC 3429	\$395,000	13-Dec-22
15 KLONI STREET SUNBURY VIC 3429	\$405,900	21-Feb-23

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: 08 June 2023

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4 HOFFSTED WAY SUNBURY VIC 3429

Sold Price

\$390,000

Sold Date

17-Feb-23



-



-



-

Distance

0.94km



3 CAVA CIRCUIT SUNBURY VIC 3429

Sold Price

\$395,000

Sold Date

13-Dec-22



-



-



-

Distance

4km



15 KLONI STREET SUNBURY VIC 3429

Sold Price

\$405,900

Sold Date

21-Feb-23



-



-



-

Distance

4.68km

RS = Recent sale

UN = Undisclosed Sale

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