

## 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

4 SACRED DRIVE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Sunbury

Period-from

01 Aug 2023

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 35 VANGEL ROAD SUNBURY VIC 3429     | \$695,000 | 23-Apr-24 |
| 43 FLYCATCHER ROAD SUNBURY VIC 3429 | \$715,000 | 07-Aug-24 |
| 11 PRESIDENT ROAD SUNBURY VIC 3429  | \$710,000 | 14-Mar-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: 21 August 2024



**35 VANGEL ROAD SUNBURY VIC 3429**

Sold Price

**\$695,000**

Sold Date

**23-Apr-24**



4



2



2

Distance

**0.11km**



**43 FLYCATCHER ROAD SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$715,000**

Sold Date

**07-Aug-24**



4



3



2

Distance

**0.18km**



**11 PRESIDENT ROAD SUNBURY VIC 3429**

Sold Price

**\$710,000**

Sold Date

**14-Mar-24**



4



2



2

Distance

**0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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