

## 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

10 STONEHAVEN CLOSE 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

\$700,000

&

\$750,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 12 DUNROSSIL DRIVE SUNBURY VIC 3429 | \$730,000 | 26-Sep-24 |
| 53 DUNROSSIL DRIVE SUNBURY VIC 3429 | \$720,000 | 23-Sep-24 |
| 7 GOWRIE COURT SUNBURY VIC 3429     | \$740,000 | 19-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



**12 DUNROSSIL DRIVE SUNBURY VIC 3429**

 4  2  3

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **26-Sep-24**

Distance **0.27km**



**53 DUNROSSIL DRIVE SUNBURY VIC 3429**

 4  2  -

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **23-Sep-24**

Distance **0.53km**



**7 GOWRIE COURT SUNBURY VIC 3429**

 4  2  -

Sold Price

**\$740,000**

Sold Date **19-Jul-24**

Distance **0.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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