

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

3 MULLINS WAY 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2022

to

30 Nov 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

18 MULLINS WAY SUNBURY VIC 3429	\$775,000	17-Nov-23
14 TROOPER AVENUE SUNBURY VIC 3429	\$775,000	16-Oct-23
19 ROSENTHAL BOULEVARD SUNBURY VIC 3429	\$792,000	19-Aug-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.~~

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Stacey Weston
P 5428 2800
M 0401 451 335
E sweston@woodards.com.au



18 MULLINS WAY SUNBURY VIC 3429

 4  2  2

Sold Price ^{RS} **\$775,000** ^{UN} Sold Date **17-Nov-23**

Distance **0.1km**



14 TROOPER AVENUE SUNBURY VIC 3429

 4  2  2

Sold Price **\$775,000** Sold Date **16-Oct-23**

Distance **0.83km**



19 ROSENTHAL BOULEVARD SUNBURY VIC 3429

 4  2  2

Sold Price **\$792,000** Sold Date **19-Aug-23**

Distance **0.82km**

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

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