

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

6/9 BANNERMAN STREET 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

\$520,000

&

\$5,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2022

to

30 Sep 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

1/5 BANNERMAN STREET SUNBURY VIC 3429	\$538,500	11-Apr-22
1/36 FERRIS STREET SUNBURY VIC 3429	\$520,000	11-Apr-23
35A MAIDEN DRIVE SUNBURY VIC 3429	\$550,000	22-Apr-22

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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1/5 BANNERMAN STREET SUNBURY VIC 3429

3 2 1

Sold Price **\$538,500** Sold Date **11-Apr-22**

Distance **0.02km**



1/36 FERRIS STREET SUNBURY VIC 3429

3 2 1

Sold Price **\$520,000** Sold Date **11-Apr-23**

Distance **0.13km**



35A MAIDEN DRIVE SUNBURY VIC 3429

3 2 1

Sold Price **\$550,000** Sold Date **22-Apr-22**

Distance **0.19km**



5/8 PADS WAY SUNBURY VIC 3429

3 2 1

Sold Price **\$545,000** Sold Date **16-Jul-22**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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