

## 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

4/3 FRASER COURT 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Feb 2024

to

31 Jan 2025

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

5/3-5 ANDERSON ROAD SUNBURY VIC 3429	\$530,000	18-Sep-24
3/77 BARKLY STREET SUNBURY VIC 3429	\$515,000	12-Nov-24
7/2-4 PASLEY STREET SUNBURY VIC 3429	\$525,000	13-Aug-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: 24 February 2025



**5/3-5 ANDERSON ROAD SUNBURY VIC 3429** Sold Price **\$530,000** Sold Date **18-Sep-24**

3 1 1

Distance **0.78km**



**3/77 BARKLY STREET SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$515,000** Sold Date **12-Nov-24**

3 1 1

Distance **1.05km**



**7/2-4 PASLEY STREET SUNBURY VIC 3429** Sold Price **\$525,000** Sold Date **13-Aug-24**

3 1 2

Distance **1.12km**



**7/49 BROOK STREET SUNBURY VIC 3429** Sold Price **\$520,000** Sold Date **09-Sep-24**

3 1 1

Distance **1.46km**

RS = Recent sale      UN = Undisclosed Sale

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