

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

8 SENTRY 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,500

Property type

Land

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 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

11 BOXELDER STREET SUNBURY VIC 3429	\$300,000	11-Jul-23
19 BOXELDER STREET SUNBURY VIC 3429	\$305,000	11-Mar-23
LOT 647 BRISTLECONE STREET SUNBURY VIC 3429	\$356,000	04-Oct-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.~~

This Statement of Information was prepared on: 22 February 2024



**11 BOXELDER STREET SUNBURY
VIC 3429**

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Sold Price

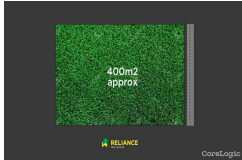
\$300,000

Sold Date

11-Jul-23

Distance

0.26km



**19 BOXELDER STREET SUNBURY
VIC 3429**

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Sold Price

\$305,000

Sold Date

11-Mar-23

Distance

0.28km



**LOT 647 BRISTLECONE STREET
SUNBURY VIC 3429**

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Sold Price

\$356,000

Sold Date

04-Oct-22

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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