

## 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

53 DELIA AVENUE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2023

to

31 Oct 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

|                                        |        |           |
|----------------------------------------|--------|-----------|
| 13 FRIESIAN DRIVE SUNBURY VIC 3429     | 775000 | 04-Jun-24 |
| 6 EILEENS WAY SUNBURY VIC 3429         | 815000 | 11-Oct-24 |
| 36 CITRIODORA CIRCUIT SUNBURY VIC 3429 | 776000 | 29-May-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.~~

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**13 FRIESIAN DRIVE SUNBURY VIC 3429**

Sold Price

**775000**

Sold Date **04-Jun-24**

 3  2  2

Distance **0.19km**



**6 EILEENS WAY SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **815000**

Sold Date **11-Oct-24**

 3  2  2

Distance **0.42km**



**36 CITRIODORA CIRCUIT SUNBURY VIC 3429**

Sold Price

**776000**

Sold Date **29-May-24**

 4  2  2

Distance **1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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