

## 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

1/34 BACKHAUS AVENUE 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$493,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 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

4/15 MARL CLOSE SUNBURY VIC 3429	\$545,000	11-Dec-24
39 WAUGH STREET SUNBURY VIC 3429	\$540,000	16-Oct-24
6 COLLIE WALK SUNBURY VIC 3429	\$560,000	17-Dec-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: 30 January 2025



**4/15 MARL CLOSE SUNBURY VIC 3429**

 3  2  -

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date **11-Dec-24**

Distance **0.26km**



**39 WAUGH STREET SUNBURY VIC 3429**

 3  2  2

Sold Price

**\$540,000**

Sold Date **16-Oct-24**

Distance **0.77km**



**6 COLLIE WALK SUNBURY VIC 3429**

 4  2  -

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date **17-Dec-24**

Distance **0.53km**

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

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