

## 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

17 SUNBROOK COURT 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

\$485,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2023

to

31 Jul 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

2/54-56 STATION STREET SUNBURY VIC 3429

\$512,000

31-Jul-24

1/33-35 LIGAR STREET SUNBURY VIC 3429

\$488,000

26-Jul-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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**2/54-56 STATION STREET  
SUNBURY VIC 3429**

 2  1  1

Sold Price

<sup>RS</sup>

**\$512,000**

Sold Date

**31-Jul-24**

Distance

**0.41km**



**1/33-35 LIGAR STREET SUNBURY  
VIC 3429**

 2  1  1

Sold Price

<sup>RS</sup>

**\$488,000**

Sold Date

**26-Jul-24**

Distance

**0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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