

## 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

26 FELTON 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

\$500,000

&

\$550,000

### 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

8 MCCOMB STREET SUNBURY VIC 3429	\$550,000	18-Jul-24
9 KEITH AVENUE SUNBURY VIC 3429	-	28-Oct-24
18 FELTON AVENUE SUNBURY VIC 3429	\$520,000	07-Oct-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: 15 November 2024



**8 MCCOMB STREET SUNBURY VIC**  
**3429**

3 1 -

Sold Price

**\$550,000**

Sold Date

**18-Jul-24**

Distance

**0.89km**



**9 KEITH AVENUE SUNBURY VIC**  
**3429**

3 2 1

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date

**28-Oct-24**

Distance

**0.54km**



**18 FELTON AVENUE SUNBURY VIC**  
**3429**

3 1 1

Sold Price

**\$520,000**

Sold Date

**07-Oct-24**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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