

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 BALLIOL COMMON 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

or range
between

\$540,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2024

to

31 Jan 2025

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

17 DUNROSSIL DRIVE SUNBURY VIC 3429	\$563,000	24-Dec-24
41 TULSA DRIVE SUNBURY VIC 3429	\$600,000	13-Dec-24
6 OLSON PLACE SUNBURY VIC 3429	\$580,000	21-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.~~

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17 DUNROSSIL DRIVE SUNBURY
VIC 3429

3 1 2

Sold Price

^{RS} \$563,000

Sold Date 24-Dec-24

Distance 2.34km



41 TULSA DRIVE SUNBURY VIC
3429

3 2 2

Sold Price

\$600,000

Sold Date 13-Dec-24

Distance 0.64km



6 OLSON PLACE SUNBURY VIC
3429

4 1 4

Sold Price

^{RS} \$580,000

Sold Date 21-Dec-24

Distance 4.51km



6 CROSBIE COURT SUNBURY VIC
3429

3 1 2

Sold Price

\$552,000

Sold Date 16-Nov-24

Distance 2.65km



9 TRINITY COURT SUNBURY VIC
3429

3 1 2

Sold Price

\$560,000

Sold Date 18-Oct-24

Distance 0.32km



21 XAVIER COURT SUNBURY VIC
3429

3 1 2

Sold Price

\$600,000

Sold Date 11-Oct-24

Distance 0.19km

RS = Recent sale

UN = Undisclosed Sale

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