

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

4 JUWEL ROAD 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

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

3 MACARA STREET SUNBURY VIC 3429	\$800,000	20-May-24
6 MACARA STREET SUNBURY VIC 3429	\$828,888	15-Jan-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: 04 November 2024



**3 MACARA STREET SUNBURY VIC
3429**

Sold Price

\$800,000

Sold Date **20-May-24**

 4  3  2

Distance

2.3km



**6 MACARA STREET SUNBURY VIC
3429**

Sold Price

\$828,888

Sold Date **15-Jan-24**

 4  3  2

Distance

2.26km

RS = Recent sale

UN = Undisclosed Sale

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