

## 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

35 VANGEL ROAD 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

\$665,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2023

to

31 Mar 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 21 VANGEL ROAD SUNBURY VIC 3429    | \$695,000 | 06-Nov-23 |
| 30 SENKAKI STREET SUNBURY VIC 3429 | \$705,000 | 27-Mar-24 |
| 19 TATARIAN ROAD SUNBURY VIC 3429  | \$705,000 | 23-Oct-23 |

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: 17 April 2024

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**21 VANGEL ROAD SUNBURY VIC 3429**

Sold Price

**\$695,000**

Sold Date **06-Nov-23**

4 2 2

Distance **0.41km**



**30 SENKAKI STREET SUNBURY VIC 3429**

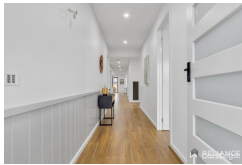
Sold Price

<sup>RS</sup> **\$705,000** <sup>UN</sup>

Sold Date **27-Mar-24**

4 2 2

Distance **1.69km**



**19 TATARIAN ROAD SUNBURY VIC 3429**

Sold Price

**\$705,000**

Sold Date **23-Oct-23**

4 2 -

Distance **1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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