

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

3 BLUESTONE STREET 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2022

to

31 Aug 2023

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 SILO STREET SUNBURY VIC 3429	\$765,000	12-Dec-22
18 TROOPER AVENUE SUNBURY VIC 3429	\$720,000	12-Nov-22
9 MILNE STREET SUNBURY VIC 3429	\$815,000	11-Nov-22

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: 05 September 2023



3 SILO STREET SUNBURY VIC 3429 Sold Price **\$765,000** Sold Date **12-Dec-22**

4 2 2

Distance **0.21km**



18 TROOPER AVENUE SUNBURY VIC 3429 Sold Price **\$720,000** Sold Date **12-Nov-22**

4 2 2

Distance **0.21km**



9 MILNE STREET SUNBURY VIC 3429 Sold Price **\$815,000** Sold Date **11-Nov-22**

4 2 2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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