

## 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

75 MACEDON STREET 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

\$880,000

&

\$940,000

### 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

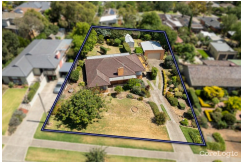
Date of sale

48-50 AITKEN STREET SUNBURY VIC 3429	\$900,000	18-Jun-24
5 ARDCLONEY DRIVE SUNBURY VIC 3429	\$910,000	14-Nov-24
1 THE AVENUE SUNBURY VIC 3429	\$940,000	10-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: 25 November 2024



**48-50 AITKEN STREET SUNBURY VIC 3429**

 3  1  2

Sold Price **\$900,000** Sold Date **18-Jun-24**

Distance **0.44km**



**5 ARDCLONEY DRIVE SUNBURY VIC 3429**

 5  2  2

Sold Price <sup>RS</sup> **\$910,000** Sold Date **14-Nov-24**

Distance **0.74km**



**1 THE AVENUE SUNBURY VIC 3429**

 4  3  -

Sold Price **\$940,000** Sold Date **10-Oct-24**

Distance **1.15km**

RS = Recent sale      UN = Undisclosed Sale

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