

## 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

81 ALDRIDGE DRIVE 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

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 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

34 BRIGADE STREET SUNBURY VIC 3429

\$395,000

23-Nov-23

16 ALEXANDER COURT SUNBURY VIC 3429

\$412,000

06-Feb-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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**34 BRIGADE STREET SUNBURY VIC 3429** Sold Price **\$395,000** Sold Date **23-Nov-23**

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 - 
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Distance **1.29km**



**16 ALEXANDER COURT SUNBURY VIC 3429** Sold Price **\$412,000** Sold Date **06-Feb-24**

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Distance **0.28km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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