

# 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 34 Paperbark Avenue, Sunbury, VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$850,000

&

\$920,000

### Median sale price

Median price

NA

Property Type

House

Suburb

Sunbury (3429)

Period - From

30/11/2023

to

31/10/2024

Source

Realestate.com

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
19 IRONBARK DRIVE, SUNBURY VIC 3429	\$905,000	08/10/2024
8 THE AVENUE, SUNBURY VIC 3429	\$940,000	10/04/2024
55 WATERSPRITE BOULEVARD, SUNBURY VIC 3429	\$790,000	12/06/2024

This Statement of Information was prepared on: 26/11/2024