

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

8 PAPERBARK AVENUE 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2021

to

30 Nov 2022

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

2 EYRE STREET SUNBURY VIC 3429	\$692,000	22-Nov-22
73 ROSENTHAL BOULEVARD SUNBURY VIC 3429	\$715,000	04-Aug-22
22 MOUNSEY COURT SUNBURY VIC 3429	\$720,000	22-Jun-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: 01 December 2022

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**2 EYRE STREET SUNBURY VIC 3429** 4  2  6

Sold Price

^{RS}**\$692,000**

Sold Date

22-Nov-22

Distance

1.59km**73 ROSENTHAL BOULEVARD SUNBURY VIC 3429** 3  2  2

Sold Price

\$715,000

Sold Date

04-Aug-22

Distance

1.79km**22 MOUNSEY COURT SUNBURY VIC 3429** 5  2  2

Sold Price

\$720,000

Sold Date

22-Jun-22

Distance

0.87km**RS** = Recent sale**UN** = Undisclosed Sale

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