

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

2 STEWARTS LANE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

6 GILCHRIST CRESCENT SUNBURY VIC 3429	\$530,000	24-Nov-23
12 FADDEN GROVE SUNBURY VIC 3429	\$515,000	21-Nov-23
9 FORDE COURT SUNBURY VIC 3429	\$480,000	24-Jan-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: 01 May 2024

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6 GILCHRIST CRESCENT SUNBURY VIC 3429

Sold Price

\$530,000

Sold Date

24-Nov-23

3

2

2

Distance

0.25km



12 FADDEN GROVE SUNBURY VIC 3429

Sold Price

\$515,000

Sold Date

21-Nov-23

3

1

-

Distance

0.61km



9 FORDE COURT SUNBURY VIC 3429

Sold Price

\$480,000

Sold Date

24-Jan-24

3

1

2

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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