

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

1/34 BACKHAUS 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 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

4/15 MARL CLOSE SUNBURY VIC 3429	\$545,000	11-Dec-24
39 WAUGH STREET SUNBURY VIC 3429	\$540,000	16-Oct-24
6 COLLIE WALK SUNBURY VIC 3429	\$560,000	17-Dec-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: 30 January 2025

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**4/15 MARL CLOSE SUNBURY VIC
3429**

 3  2  -

Sold Price

^{RS} **\$545,000**

Sold Date

11-Dec-24

Distance

0.26km



**39 WAUGH STREET SUNBURY VIC
3429**

 3  2  2

Sold Price

\$540,000

Sold Date

16-Oct-24

Distance

0.77km



**6 COLLIE WALK SUNBURY VIC
3429**

 4  2  -

Sold Price

^{RS} **\$560,000**

Sold Date

17-Dec-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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