

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

1/64 ANDERSON ROAD 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 2025

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

7/17A CORNISH STREET SUNBURY VIC 3429	\$600,000	07-Apr-25
7/3 COOK COURT SUNBURY VIC 3429	\$555,000	22-Apr-25
15 KELPIE WALK SUNBURY VIC 3429	\$622,000	26-Feb-25

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: 06 May 2025



7/17A CORNISH STREET SUNBURY VIC 3429

Sold Price

^{RS} **\$600,000**

Sold Date

07-Apr-25



3



2



2

Distance

0.49km



7/3 COOK COURT SUNBURY VIC 3429

Sold Price

^{RS} **\$555,000**

Sold Date

22-Apr-25



3



2



1

Distance

0.29km



15 KELPIE WALK SUNBURY VIC 3429

Sold Price

^{RS} **\$622,000**

Sold Date

26-Feb-25



4



3



2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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