

## 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 CASEY AVENUE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,650

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2023

to

31 Aug 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

1 BRANIGAN COURT SUNBURY VIC 3429	\$673,000	16-Jul-24
1 RUTHVEN STREET SUNBURY VIC 3429	\$680,000	28-Aug-24
5 LATROBE COURT SUNBURY VIC 3429	\$650,000	23-Mar-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: 12 September 2024



**1 BRANIGAN COURT SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$673,000** <sup>UN</sup> Sold Date **16-Jul-24**

- - 2

Distance **0.42km**



**1 RUTHVEN STREET SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$680,000** Sold Date **28-Aug-24**

4 2 2

Distance **0.6km**



**5 LATROBE COURT SUNBURY VIC 3429** Sold Price **\$650,000** Sold Date **23-Mar-24**

3 2 2

Distance **0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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