

## 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

13 SALTASH COURT 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

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jul 2024

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 41 BUNDANOON AVENUE SUNBURY VIC 3429 | \$400,000 | 01-Apr-25 |
| 4 GARDANNE COURT SUNBURY VIC 3429    | \$380,000 | 19-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.

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**41 BUNDANOON AVENUE  
SUNBURY VIC 3429**

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Sold Price <sup>RS</sup> **\$400,000** Sold Date **01-Apr-25**

Distance **1.51km**



**4 GARDANNE COURT SUNBURY  
VIC 3429**

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Sold Price **\$380,000** Sold Date **19-Feb-25**

Distance **1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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