

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

14 JUWEL 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

\$855,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2024

to

31 Mar 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 ORIGIN DRIVE SUNBURY VIC 3429	815000	30-Oct-24
19 COMPANY AVENUE SUNBURY VIC 3429	630000	13-Nov-24
4 JUWEL ROAD SUNBURY VIC 3429	790000	18-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: 29 April 2025



7 ORIGIN DRIVE SUNBURY VIC 3429

 4  2  2

Sold Price

815000

Sold Date **30-Oct-24**

Distance **1.92km**

19 COMPANY AVENUE SUNBURY VIC 3429

 4  3  -

Sold Price

630000

Sold Date **13-Nov-24**

Distance **1.9km**



4 JUWEL ROAD SUNBURY VIC 3429

 4  3  2

Sold Price

790000

Sold Date **18-Dec-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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