

## 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

2 SACRED DRIVE 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 13 VANGEL ROAD SUNBURY VIC 3429     | \$710,000 | 20-Aug-24 |
| 4 SACRED DRIVE SUNBURY VIC 3429     | \$710,000 | 08-Nov-24 |
| 51 FLYCATCHER ROAD SUNBURY VIC 3429 | \$715,000 | 20-Nov-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: 15 May 2025



**13 VANGEL ROAD SUNBURY VIC 3429**

4 2 2

Sold Price

**\$710,000**

Sold Date **20-Aug-24**

Distance

**0km**



**4 SACRED DRIVE SUNBURY VIC 3429**

4 2 2

Sold Price

Sold Date **08-Nov-24**

Distance

**0km**



**51 FLYCATCHER ROAD SUNBURY VIC 3429**

4 2 2

Sold Price

**\$715,000**

Sold Date **20-Nov-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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