

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

25 VANGEL 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

\$389,999

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,950

Property type

Land

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

LOT 623 SPECKLE CIRCUIT SUNBURY VIC 3429	\$487,900	20-Feb-23
LOT 621 SPECKLE CIRCUIT SUNBURY VIC 3429	\$463,900	23-Jun-23
LOT 616 SPECKLE CIRCUIT SUNBURY VIC 3429	\$454,900	19-Aug-23

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: 14 May 2024



**LOT 623 SPECKLE CIRCUIT
SUNBURY VIC 3429**

- -

Sold Price **\$487,900** Sold Date **20-Feb-23**

Distance **0.14km**



**LOT 621 SPECKLE CIRCUIT
SUNBURY VIC 3429**

- -

Sold Price **\$463,900** Sold Date **23-Jun-23**

Distance **0.16km**



**LOT 616 SPECKLE CIRCUIT
SUNBURY VIC 3429**

- -

Sold Price **\$454,900** Sold Date **19-Aug-23**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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