

## 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

4/31-33 TIMINS STREET 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

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

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

3/31-33 TIMINS STREET SUNBURY VIC 3429	\$350,000	08-Nov-24
8/31-33 TIMINS STREET SUNBURY VIC 3429	\$350,000	25-Sep-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: 13 May 2025

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3/31-33 TIMINS STREET SUNBURY VIC 3429      Sold Price      \$350,000      Sold Date      08-Nov-24  
Distance      0km

2      1      -



8/31-33 TIMINS STREET SUNBURY VIC 3429      Sold Price           Sold Date      25-Sep-24  
Distance      0km

2      1      1

RS = Recent sale      UN = Undisclosed Sale

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