

## 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

13A KEITH AVENUE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2022

to

31 Dec 2022

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 113 CHARTER ROAD WEST SUNBURY VIC 3429 | \$475,000 | 23-Dec-22 |
| 16 MCCOMB STREET SUNBURY VIC 3429      | \$495,000 | 22-Sep-22 |
| 10 DOBELL AVENUE SUNBURY VIC 3429      | \$488,000 | 03-Nov-22 |

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: 25 January 2023



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**113 CHARTER ROAD WEST  
SUNBURY VIC 3429**

3 1 2

Sold Price <sup>RS</sup> **\$475,000** <sup>UN</sup> Sold Date **23-Dec-22**

Distance **0.39km**



**16 MCCOMB STREET SUNBURY VIC  
3429**

3 1 -

Sold Price **\$495,000** Sold Date **22-Sep-22**

Distance **0.42km**



**10 DOBELL AVENUE SUNBURY VIC  
3429**

3 1 1

Sold Price **\$488,000** Sold Date **03-Nov-22**

Distance **0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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