

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

5 HUME STREET 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2022

to

30 Jun 2023

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

6 HENTY COURT SUNBURY VIC 3429	\$530,000	13-May-23
18 FLINDERS STREET SUNBURY VIC 3429	\$515,000	20-May-23
10 DEAKIN STREET SUNBURY VIC 3429	\$520,000	11-Jul-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.~~

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6 HENTY COURT SUNBURY VIC 3429

3 1 1

Sold Price **\$530,000** Sold Date **13-May-23**

Distance **0.2km**



18 FLINDERS STREET SUNBURY VIC 3429

3 1 2

Sold Price **\$515,000** Sold Date **20-May-23**

Distance **0.43km**



10 DEAKIN STREET SUNBURY VIC 3429

3 1 2

Sold Price ^{RS} **\$520,000** Sold Date **11-Jul-23**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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