

## 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

3/7 RIDDELL ROAD 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

\$490,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2021

to

31 Jul 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

1/12-14 PASLEY STREET SUNBURY VIC 3429	\$546,000	16-Feb-22
4/3-5 ANDERSON ROAD SUNBURY VIC 3429	\$450,000	12-May-22
4/49 BROOK STREET SUNBURY VIC 3429	\$515,000	21-Feb-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: 01 August 2022



**1/12-14 PASLEY STREET SUNBURY  
VIC 3429**

3 1 1

Sold Price

**\$546,000**

Sold Date

**16-Feb-22**

Distance

**0.15km**



**4/3-5 ANDERSON ROAD SUNBURY  
VIC 3429**

3 1 1

Sold Price

**\$450,000**

Sold Date

**12-May-22**

Distance

**0.69km**



**4/49 BROOK STREET SUNBURY  
VIC 3429**

3 1 2

Sold Price

**\$515,000**

Sold Date

**21-Feb-22**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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