

## 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

11 Felton 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

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2020

to

31 Aug 2021

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

8 Sunview Court Sunbury VIC 3429	\$757,000	03-Aug-21
8 Tanner Place Sunbury VIC 3429	\$715,000	25-Jun-21
5 Saltash Court Sunbury VIC 3429	\$770,000	24-Jun-21

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: 27 September 2021

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**8 Sunview Court Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$757,000** Sold Date **03-Aug-21**

4 2 4

Distance **0.53km**



**8 Tanner Place Sunbury VIC 3429** Sold Price **\$715,000** Sold Date **25-Jun-21**

4 2 2

Distance **0.62km**



**5 Saltash Court Sunbury VIC 3429** Sold Price **\$770,000** Sold Date **24-Jun-21**

4 2 2

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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