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 LAKES DRIVE 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	$655,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	House	Suburb	Sunbury
Period-from	01 Jan 2024	to	31 Dec 2024	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
19 LAKES DRIVE SUNBURY VIC 3429	$663,000	27-Nov-24
41 GLENEAGLES DRIVE SUNBURY VIC 3429	$645,000	09-Oct-24
10 ATLANTA CLOSE SUNBURY VIC 3429	$627,500	24-Oct-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: 09 January 2025

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19 LAKES DRIVE SUNBURY VIC 3429

3 2 2

Sold Price RS $663,000 Sold Date 27-Nov-24

Distance 0.16km



41 GLENEAGLES DRIVE SUNBURY VIC 3429

3 2 2

Sold Price $645,000 Sold Date 09-Oct-24

Distance 0.45km



10 ATLANTA CLOSE SUNBURY VIC 3429

4 2 2

Sold Price RS $627,500 Sold Date 24-Oct-24

Distance 0.66km

RS = Recent sale **UN** = Undisclosed Sale

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