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	31 KEITH AVENUE 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Sunbury
Period-from	01 Nov 2023	to	31 Oct 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
196 MITCHELLS LANE SUNBURY VIC 3429	$475,000	09-Oct-24
41 DOBELL AVENUE SUNBURY VIC 3429	$485,000	19-May-24
18 PLANTE COURT SUNBURY VIC 3429	$457,000	05-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: 13 November 2024

Tristan Andreula
M 0424 580 610
E tandreula@bradtealwoodards.com.au



196 MITCHELLS LANE SUNBURY VIC 3429

3 1 3

Sold Price RS $475,000 UN

Sold Date 09-Oct-24

Distance 0.7km



41 DOBELL AVENUE SUNBURY VIC 3429

3 1 2

Sold Price $485,000

Sold Date 19-May-24

Distance 0.59km



18 PLANTE COURT SUNBURY VIC 3429

4 1 1

Sold Price RS $457,000

Sold Date 05-Oct-24

Distance 1.62km

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

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