

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

39/6-16 ANDERSON ROAD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 2025

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

2/26 PASLEY STREET SUNBURY VIC 3429	\$450,000	22-Oct-24
17/42 MITCHELLS LANE SUNBURY VIC 3429	\$440,000	23-Apr-25
4/73 BARKLY STREET SUNBURY VIC 3429	\$470,000	22-Mar-25

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: 05 May 2025



**2/26 PASLEY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$450,000

Sold Date

22-Oct-24

Distance

0.58km



**17/42 MITCHELLS LANE SUNBURY
VIC 3429**

2 1 1

Sold Price

^{RS} **\$440,000**

Sold Date

23-Apr-25

Distance

0.89km



**4/73 BARKLY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$470,000

Sold Date

22-Mar-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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