

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

15 SOLOMON COURT 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,650

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2023

to

30 Sep 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

5 CANNINGTON GROVE SUNBURY VIC 3429	630000	24-Jul-24
20 DRYSDALE STREET SUNBURY VIC 3429	610000	05-Aug-24
353 ELIZABETH DRIVE SUNBURY VIC 3429	605000	15-Apr-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: 01 October 2024

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**5 CANNINGTON GROVE SUNBURY
VIC 3429**

 4  2  2

Sold Price

630000

Sold Date

24-Jul-24

Distance

0.84km



**20 DRYSDALE STREET SUNBURY
VIC 3429**

 3  2  2

Sold Price

^{RS} **610000** ^{UN}

Sold Date

05-Aug-24

Distance

1.69km



**353 ELIZABETH DRIVE SUNBURY
VIC 3429**

 3  2  2

Sold Price

605000

Sold Date

15-Apr-24

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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