

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 MENZIES 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

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

11 KINTORE CLOSE SUNBURY VIC 3429	775000	06-May-22
55 DUNROSSIL DRIVE SUNBURY VIC 3429	720000	16-Jul-22
10 MCLEAN COURT SUNBURY VIC 3429	732000	30-Aug-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**11 KINTORE CLOSE SUNBURY VIC 3429**

Sold Price

775000Sold Date **06-May-22** 4  2  2Distance **0.9km****55 DUNROSSIL DRIVE SUNBURY VIC 3429**

Sold Price

720000Sold Date **16-Jul-22** 3  2  2Distance **0.91km****10 MCLEAN COURT SUNBURY VIC 3429**

Sold Price

^{RS} **732000**Sold Date **30-Aug-22** 3  2  2Distance **0.87km****RS** = Recent sale**UN** = Undisclosed Sale

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