

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

8 Sunview 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

\$740,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 2021

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

7 Pidgeon Court Sunbury VIC 3429	\$765,000	10-Dec-20
8 Kerrisdale Place Sunbury VIC 3429	\$775,000	12-Feb-21
23 Barwick Road Sunbury VIC 3429	\$768,000	20-Mar-21

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.~~

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7 Pidgeon Court Sunbury VIC 3429 Sold Price **\$765,000** Sold Date **10-Dec-20**

4 2 2

Distance **0.15km**



8 Kerrisdale Place Sunbury VIC 3429 Sold Price ^{RS} **\$775,000** Sold Date **12-Feb-21**

5 2 2

Distance **0.68km**



23 Barwick Road Sunbury VIC 3429 Sold Price ^{RS} **\$768,000** Sold Date **20-Mar-21**

4 2 2

Distance **0.85km**

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

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