

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

6 Oswin 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

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2020

to

31 May 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

3 Emma Court Sunbury VIC 3429	\$628,250	25-Nov-20
28 Wedmore Crescent Sunbury VIC 3429	\$592,000	19-Dec-20
7 Glastonbury Drive Sunbury VIC 3429	\$600,000	01-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.~~

This Statement of Information was prepared on: 30 June 2021



3 Emma Court Sunbury VIC 3429

Sold Price

\$628,250

Sold Date **25-Nov-20**

 4  2  2

Distance **0.17km**



28 Wedmore Crescent Sunbury VIC 3429

Sold Price

\$592,000

Sold Date **19-Dec-20**

 3  2  2

Distance **0.57km**



7 Glastonbury Drive Sunbury VIC 3429

Sold Price

\$600,000

Sold Date **01-Mar-21**

 4  2  2

Distance **0.65km**



16 Beckview Crescent Sunbury VIC 3429

Sold Price

\$635,000

Sold Date **01-Mar-21**

 3  2  2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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