

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

9 Sauvignon 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Land

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

9 The Hermitage Sunbury VIC 3429	\$870,000	28-Jan-21
55 Highgrove Drive Sunbury VIC 3429	\$840,000	28-Sep-20
3 Highgrove Drive Sunbury VIC 3429	\$845,000	04-Jan-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: 25 March 2021



9 The Hermitage Sunbury VIC 3429 Sold Price ^{RS} **\$870,000** Sold Date **28-Jan-21**

4 2 4

Distance **0.14km**



55 Highgrove Drive Sunbury VIC 3429 Sold Price **\$840,000** Sold Date **28-Sep-20**

4 2 3

Distance **0.18km**



3 Highgrove Drive Sunbury VIC 3429 Sold Price ^{RS} **\$845,000** Sold Date **04-Jan-21**

4 2 2

Distance **1.1km**



12 Verdelho Court Sunbury VIC 3429 Sold Price **\$890,000** Sold Date **18-Jan-21**

5 2 3

Distance **0.52km**



12 Berrydale Road Sunbury VIC 3429 Sold Price **\$1,050,000** Sold Date **26-Jan-21**

4 2 3

Distance **0.65km**



44 Rolling Meadows Drive Sunbury VIC 3429 Sold Price **\$910,000** Sold Date **22-Oct-20**

5 2 3

Distance **0.96km**

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

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12 Muscat Court Sunbury VIC 3429 Sold Price **\$750,000** Sold Date **10-Dec-20**

 3  2  2

Distance **1.32km**



15 Orchardview Grove Sunbury VIC 3429 Sold Price ^{RS} **\$700,000** Sold Date **18-Feb-21**

 4  2  5

Distance **1.46km**

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

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