

## 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

1 Ruyton Court Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$518,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$324,900

Property type

Land

Suburb

Sunbury

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 23 Muirfield Drive Sunbury VIC 3429    | \$445,000 | 02-Jul-21 |
| 10 Pebble Beach Court Sunbury VIC 3429 | \$565,000 | 26-Jan-22 |
| 8 Xavier Court Sunbury VIC 3429        | \$530,000 | 01-May-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: 22 February 2022



### 23 Muirfield Drive Sunbury VIC 3429

3 1 1

Sold Price

**\$445,000**

Sold Date

**02-Jul-21**

Distance

**0.92km**



### 10 Pebble Beach Court Sunbury VIC 3429

3 1 1

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date

**26-Jan-22**

Distance

**0.9km**



### 8 Xavier Court Sunbury VIC 3429

3 2 2

Sold Price

**\$530,000**

Sold Date

**01-May-21**

Distance

**0.32km**



### 50 Sorbonne Drive Sunbury VIC 3429

3 1 2

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date

**04-Feb-22**

Distance

**0.02km**



### 6A Hoylake Court Sunbury VIC 3429

3 1 2

Sold Price

**\$498,000**

Sold Date

**28-Jun-21**

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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