

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 Carey 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2020

to

30 Apr 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

4 Medinah Close Sunbury VIC 3429	\$520,000	02-Dec-20
28 Gleneagles Drive Sunbury VIC 3429	\$522,000	11-Mar-21
3 Ganton Court Sunbury VIC 3429	\$549,000	05-Feb-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: 12 May 2021



4 Medinah Close Sunbury VIC 3429 Sold Price **\$520,000** Sold Date **02-Dec-20**

3 1 4

Distance **0.41km**



28 Gleneagles Drive Sunbury VIC 3429 Sold Price ^{RS} **\$522,000** Sold Date **11-Mar-21**

3 1 3

Distance **0.54km**



3 Ganton Court Sunbury VIC 3429 Sold Price **\$549,000** Sold Date **05-Feb-21**

3 1 4

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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