

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 OFFICER 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

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2021

to

31 May 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

9 LISTER CRESCENT SUNBURY VIC 3429	\$670,000	30-Mar-22
54 STEWARTS LANE SUNBURY VIC 3429	\$690,000	13-Jan-22
19 GILCHRIST CRESCENT SUNBURY VIC 3429	\$680,000	04-May-22

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: 17 June 2022



9 LISTER CRESCENT SUNBURY VIC 3429 Sold Price

^{RS} **\$670,000** Sold Date **30-Mar-22**

3 2 2

Distance **0.66km**



54 STEWARTS LANE SUNBURY VIC 3429 Sold Price

\$690,000 Sold Date **13-Jan-22**

3 2 2

Distance **0.86km**



19 GILCHRIST CRESCENT SUNBURY VIC 3429 Sold Price

\$680,000 Sold Date **04-May-22**

3 2 2

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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