

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 FIRESTONE 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

12 MUSCAT COURT SUNBURY VIC 3429	\$750,000	04-Jan-21
1 FENCHURCH STREET SUNBURY VIC 3429	\$767,000	08-Aug-20
16 FIRESTONE COURT SUNBURY VIC 3429	\$510,000	27-Sep-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 February 2021



12 MUSCAT COURT SUNBURY VIC 3429

3 2 2

Sold Price

^{RS} \$750,000 Sold Date 04-Jan-21

Distance 0.4km



1 FENCHURCH STREET SUNBURY VIC 3429

3 2 4

Sold Price

\$767,000 Sold Date 08-Aug-20

Distance 0.5km



16 FIRESTONE COURT SUNBURY VIC 3429

3 2 2

Sold Price

\$510,000 Sold Date 27-Sep-20

Distance 0.1km



8 CHERRY HILLS COURT SUNBURY VIC 3429

3 1 2

Sold Price

\$420,000 Sold Date 20-Nov-20

Distance 0.2km

RS = Recent sale

UN = Undisclosed Sale

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