

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 ROSS 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 2024

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

7 MAYFIN COURT SUNBURY VIC 3429	\$850,000	13-Nov-23
5 BRUCE COURT SUNBURY VIC 3429	\$800,000	07-Sep-23
5 MAYFIN COURT SUNBURY VIC 3429	\$850,000	27-Nov-23

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 February 2024


**7 MAYFIN COURT SUNBURY VIC
3429**

 4
  2
  2

Sold Price

^{RS} **\$850,000** Sold Date **13-Nov-23**

Distance **0.9km**

**5 BRUCE COURT SUNBURY VIC
3429**

 4
  2
  6

Sold Price

^{RS} **\$800,000** Sold Date **07-Sep-23**

Distance **1.3km**

**5 MAYFIN COURT SUNBURY VIC
3429**

 3
  2
  2

Sold Price

^{RS} **\$850,000** Sold Date **27-Nov-23**

Distance **0.92km**
RS = Recent sale

UN = Undisclosed Sale

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