

## 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

2/14 Notre Dame Drive 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

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Other

Suburb

Sunbury

Period-from

01 Jun 2019

to

31 May 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2 Cherry Hills Court Sunbury VIC 3429 | \$465,000 | 24-Feb-20 |
| 42A Muirfield Drive Sunbury VIC 3429  | \$498,000 | 18-Mar-20 |
| 4/35 Jackson Street Sunbury VIC 3429  | \$548,000 | 07-Feb-20 |

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: 16 June 2020



**2 Cherry Hills Court Sunbury VIC 3429**

3 1 1

Sold Price **\$465,000** Sold Date **24-Feb-20**

Distance **0.24km**



**42A Muirfield Drive Sunbury VIC 3429**

3 2 2

Sold Price <sup>RS</sup> **\$498,000** Sold Date **18-Mar-20**

Distance **1.15km**



**4/35 Jackson Street Sunbury VIC 3429**

3 2 2

Sold Price **\$548,000** Sold Date **07-Feb-20**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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