



Melinda Xiberras

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Brett 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Sunbury

Period-from

01 Oct 2017

to

30 Sep 2018

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 six 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

14 Kathryn Court Sunbury VIC 3429	\$615,000	11-Oct-18
102 Reservoir Road Sunbury VIC 3429	\$590,000	10-Jul-18
27 Strathearn Drive Sunbury VIC 3429	\$557,000	22-Aug-18

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 six months.~~

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14 Kathryn Court Sunbury VIC 3429 Sold Price **\$615,000** Sold Date **11-Oct-18**

4 2 2

Distance **0.22km**



102 Reservoir Road Sunbury VIC 3429 Sold Price **\$590,000** Sold Date **10-Jul-18**

4 2 2

Distance **0.4km**



27 Strathearn Drive Sunbury VIC 3429 Sold Price **\$557,000** Sold Date **22-Aug-18**

3 2 2

Distance **0.47km**

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