

## 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

4 AILSA COURT 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2021

to

28 Feb 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 41 NOTRE DAME DRIVE SUNBURY VIC 3429 | \$686,000 | 03-Feb-22 |
| 23 TULSA DRIVE SUNBURY VIC 3429      | \$630,000 | 02-Feb-22 |
| 50 CARNOUSTIE DRIVE SUNBURY VIC 3429 | \$675,000 | 16-Oct-21 |

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: 15 March 2022



### 41 NOTRE DAME DRIVE SUNBURY VIC 3429

 3
  2
  3

Sold Price

<sup>RS</sup> \$686,000

Sold Date

03-Feb-22

Distance

0.74km



### 23 TULSA DRIVE SUNBURY VIC 3429

 4
  2
  2

Sold Price

<sup>RS</sup> \$630,000

Sold Date

02-Feb-22

Distance

0.25km



### 50 CARNOUSTIE DRIVE SUNBURY VIC 3429

 4
  2
  2

Sold Price

\$675,000

Sold Date

16-Oct-21

Distance

0.2km



### 59 MUIRFIELD DRIVE SUNBURY VIC 3429

 4
  2
  2

Sold Price

\$672,000

Sold Date

24-Oct-21

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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