

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 Sauvignon 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

\$920,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2020

to

30 Apr 2021

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

12 Sauvignon Court Sunbury VIC 3429	\$898,000	04-May-21
9 Sauvignon Court Sunbury VIC 3429	\$902,500	09-Apr-21
9 The Hermitage Sunbury VIC 3429	\$870,000	15-Jan-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: 10 May 2021



12 Sauvignon Court Sunbury VIC 3429

Sold Price

^{RS} \$898,000 Sold Date 04-May-21

4 2 4

Distance 0.07km



9 Sauvignon Court Sunbury VIC 3429

Sold Price

^{RS} \$902,500 Sold Date 09-Apr-21

4 2 2

Distance 0.08km



9 The Hermitage Sunbury VIC 3429

Sold Price

\$870,000 Sold Date 15-Jan-21

4 2 4

Distance 0.21km



12 Verdelho Court Sunbury VIC 3429

Sold Price

\$890,000 Sold Date 18-Jan-21

5 2 3

Distance 0.45km



12 Berrydale Road Sunbury VIC 3429

Sold Price

\$1,050,000 Sold Date 26-Jan-21

4 2 3

Distance 0.61km



2 Pinot Court Sunbury VIC 3429

Sold Price

^{RS} \$1,035,000 Sold Date 07-Apr-21

5 3 8

Distance 0.66km

RS = Recent sale

UN = Undisclosed Sale

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