

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

9 Hobson 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

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

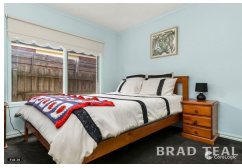
Date of sale

8 Lalor Crescent Sunbury VIC 3429	\$550,000	07-Feb-20
6 Lalor Crescent Sunbury VIC 3429	\$550,000	06-Mar-20
187 Mitchells Lane Sunbury VIC 3429	\$580,000	20-Mar-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: 10 June 2020



8 Lalor Crescent Sunbury VIC 3429 Sold Price **\$550,000** Sold Date **07-Feb-20**

3 2 2

Distance **0.26km**



6 Lalor Crescent Sunbury VIC 3429 Sold Price Sold Date **06-Mar-20**

3 2 2

Distance **0.27km**



187 Mitchells Lane Sunbury VIC 3429 Sold Price **\$580,000** Sold Date **20-Mar-20**

3 2 2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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