

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 SALTASH 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2021

to

31 Oct 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

6 OFFICER COURT SUNBURY VIC 3429	\$670,000	01-Jul-22
5 STREETON COURT SUNBURY VIC 3429	\$670,000	03-Nov-22
19 GREENHILL COURT SUNBURY VIC 3429	\$602,000	23-Nov-22

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.~~

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6 OFFICER COURT SUNBURY VIC 3429

Sold Price

\$670,000

Sold Date

01-Jul-22

3 2 2

Distance

0.69km



5 STREETON COURT SUNBURY VIC 3429

Sold Price

^{RS} **\$670,000**

Sold Date

03-Nov-22

3 2 2

Distance

0.83km



19 GREENHILL COURT SUNBURY VIC 3429

Sold Price

^{RS} **\$602,000**

Sold Date

23-Nov-22

3 2 2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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