

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 Portmarnock 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

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2020

to

30 Jun 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

2 Bonny Brae Court Sunbury VIC 3429	\$570,000	03-Feb-21
30 Tulsa Drive Sunbury VIC 3429	\$602,000	28-Jun-21
6 McGill Court Sunbury VIC 3429	\$604,000	08-Feb-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: 07 July 2021

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2 Bonny Brae Court Sunbury VIC 3429

Sold Price

\$570,000

Sold Date

03-Feb-21

3

2

7

Distance

0.17km



30 Tulsa Drive Sunbury VIC 3429

Sold Price

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

Sold Date

28-Jun-21

3

1

2

Distance

0.47km



6 McGill Court Sunbury VIC 3429

Sold Price

\$604,000

Sold Date

08-Feb-21

3

2

2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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