

## 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

1 AULD COURT SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 2024

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 KERRI COURT SUNBURY VIC 3429	\$815,000	01-Mar-24
30 GREENHILL COURT SUNBURY VIC 3429	\$760,000	13-Feb-24
6 ROSS COURT SUNBURY VIC 3429	\$800,000	27-Feb-24

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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Nic Owen

M 0422107177

E nowen@ypa.com.au



**6 KERRI COURT SUNBURY VIC 3429**

4 2 2

Sold Price

<sup>RS</sup> **\$815,000** Sold Date **01-Mar-24**

Distance **0.97km**



**30 GREENHILL COURT SUNBURY VIC 3429**

4 2 2

Sold Price

<sup>RS</sup> **\$760,000** Sold Date **13-Feb-24**

Distance **0.98km**



**6 ROSS COURT SUNBURY VIC 3429**

4 2 2

Sold Price

<sup>RS</sup> **\$800,000** Sold Date **27-Feb-24**

Distance **1.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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