

## 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

56 OLIVE GROVE 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

\$659,000

&

\$689,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2023

to

30 Sep 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 23 KATHRYN COURT SUNBURY VIC 3429 | \$695,000 | 10-May-24 |
| 2 BRETT COURT SUNBURY VIC 3429    | \$670,000 | 09-Sep-24 |
| 4 LONG DRIVE SUNBURY VIC 3429     | \$665,000 | 09-May-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.~~

This Statement of Information was prepared on: 10 October 2024



**23 KATHRYN COURT SUNBURY VIC 3429** Sold Price **\$695,000** Sold Date **10-May-24**

 3  2  2

Distance **0.46km**



**2 BRETT COURT SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$670,000** Sold Date **09-Sep-24**

 3  2  2

Distance **0.74km**



**4 LONG DRIVE SUNBURY VIC 3429** Sold Price **\$665,000** Sold Date **09-May-24**

 3  2  1

Distance **0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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