

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

11 OAKMONT 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

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$336,450

Property type

Land

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 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

10 WESTWARD HO DRIVE SUNBURY VIC 3429	\$577,500	27-Sep-24
9 TRINITY COURT SUNBURY VIC 3429	\$560,000	18-Oct-24
32 GLENEAGLES DRIVE SUNBURY VIC 3429	\$550,000	28-Sep-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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**10 WESTWARD HO DRIVE
SUNBURY VIC 3429**

3 2 2

Sold Price **\$577,500** Sold Date **27-Sep-24**

Distance **0.48km**



**9 TRINITY COURT SUNBURY VIC
3429**

3 1 2

Sold Price **\$560,000** Sold Date **18-Oct-24**

Distance **1.04km**



**32 GLENEAGLES DRIVE SUNBURY
VIC 3429**

3 1 4

Sold Price **\$550,000** Sold Date **28-Sep-24**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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