

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 LAUREL 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2022

to

30 Jun 2023

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

1 TURNBERRY DRIVE SUNBURY VIC 3429	\$480,000	01-Apr-23
2 BALTUSROL CLOSE SUNBURY VIC 3429	\$488,000	16-May-23
82 MUIRFIELD DRIVE SUNBURY VIC 3429	\$500,000	17-Apr-23

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: 11 July 2023



1 TURNBERRY DRIVE SUNBURY VIC 3429

Sold Price

\$480,000

Sold Date

01-Apr-23

3

1

2

Distance

0.16km



2 BALTUSROL CLOSE SUNBURY VIC 3429

Sold Price

^{RS} **\$488,000**

Sold Date

16-May-23

3

2

1

Distance

0.17km



82 MUIRFIELD DRIVE SUNBURY VIC 3429

Sold Price

\$500,000

Sold Date

17-Apr-23

3

1

2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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