

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

6 MAGUIRE DRIVE 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

\$700,000

&

\$770,000

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

1 SHERWOOD COURT SUNBURY VIC 3429	\$700,000	04-May-24
4 COLLEGE PLACE SUNBURY VIC 3429	\$710,000	03-May-24
12 CORNISH STREET SUNBURY VIC 3429	\$737,500	26-Aug-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: 23 October 2024

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1 SHERWOOD COURT SUNBURY VIC 3429

Sold Price **\$700,000** Sold Date **04-May-24**

 2  2  2

Distance **0.12km**



4 COLLEGE PLACE SUNBURY VIC 3429

Sold Price **\$710,000** Sold Date **03-May-24**

 4  2  2

Distance **0.14km**



12 CORNISH STREET SUNBURY VIC 3429

Sold Price **\$737,500** Sold Date **26-Aug-24**

 3  2  2

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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