

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

4 CASUARINA 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 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

4 THE OAKS SUNBURY VIC 3429	\$1,145,000	17-Nov-23
23 MAYFIN COURT SUNBURY VIC 3429	\$1,075,000	02-Feb-24
85 ALDRIDGE DRIVE SUNBURY VIC 3429	\$1,030,000	24-Nov-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.~~

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4 THE OAKS SUNBURY VIC 3429

Sold Price

^{RS} **\$1,145,000** ^{UN}

Sold Date

17-Nov-23

 4  2  2

Distance

1.07km



23 MAYFIN COURT SUNBURY VIC 3429

Sold Price

^{RS} **\$1,075,000**

Sold Date

02-Feb-24

 5  3  2

Distance

1.62km



85 ALDRIDGE DRIVE SUNBURY VIC 3429

Sold Price

^{RS} **\$1,030,000**

Sold Date

24-Nov-23

 4  3  2

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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