

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

10 Wesley 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2019

to

30 Jun 2020

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

15 Carey Court Sunbury VIC 3429	\$512,000	15-Oct-19
24 Briarwood Court Sunbury VIC 3429	\$485,000	23-Jan-20
20 Westward Ho Drive Sunbury VIC 3429	\$480,000	23-Mar-20

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: 07 July 2020


15 Carey Court Sunbury VIC 3429

Sold Price

\$512,000

Sold Date

15-Oct-19

3 2 2

Distance

0.24km

24 Briarwood Court Sunbury VIC 3429

Sold Price

\$485,000

Sold Date

23-Jan-20

3 2 2

Distance

0.45km

20 Westward Ho Drive Sunbury VIC 3429

Sold Price

\$480,000

Sold Date

23-Mar-20

3 2 2

Distance

0.54km

27 Firestone Court Sunbury VIC 3429

Sold Price

\$505,000^{UN}

Sold Date

24-Jun-20

3 2 2

Distance

0.57km

60 Westward Ho Drive Sunbury VIC 3429

Sold Price

\$480,000

Sold Date

22-Mar-20

3 2 3

Distance

0.74km

55 Westward Ho Drive Sunbury VIC 3429

Sold Price

\$475,000

Sold Date

14-Feb-20

3 1 2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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4 Cypress Point Court Sunbury VIC 3429 Sold Price **\$495,000** Sold Date **06-Dec-19**
 3 2 2 Distance **0.82km**



10 Spyglass Court Sunbury VIC 3429 Sold Price **\$512,000** Sold Date **07-Nov-19**
 3 2 2 Distance **0.87km**



1 Hoylake Court Sunbury VIC 3429 Sold Price **\$525,000** Sold Date **15-Jan-20**
 3 2 2 Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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