

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

13 MUIRFIELD 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

\$550,000

or range
between

&

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 ETON CLOSE SUNBURY VIC 3429	\$570,000	16-Dec-23
6 PORTMARNOCK COURT SUNBURY VIC 3429	\$550,000	20-Dec-23
20 XAVIER COURT SUNBURY VIC 3429	\$570,000	12-Jan-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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4 ETON CLOSE SUNBURY VIC 3429 Sold Price **\$570,000** Sold Date **16-Dec-23**

 4  2  2

Distance **1.08km**



6 PORTMARNOCK COURT SUNBURY VIC 3429 Sold Price **\$550,000** Sold Date **20-Dec-23**

 3  2  2

Distance **0.51km**



20 XAVIER COURT SUNBURY VIC 3429 Sold Price ^{RS} **\$570,000** Sold Date **12-Jan-24**

 3  2  2

Distance **0.98km**

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

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