

## 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 HATFIELD COURT SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 5 LONGMIRE COURT SUNBURY VIC 3429    | \$680,000 | 04-Apr-23 |
| 5 OSWIN COURT SUNBURY VIC 3429       | \$650,000 | 06-Feb-23 |
| 4 LANGPORT CRESCENT SUNBURY VIC 3429 | \$660,000 | 26-Jun-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: 31 July 2023

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**5 LONGMIRE COURT SUNBURY VIC 3429** Sold Price **\$680,000** Sold Date **04-Apr-23**

4 2 2

Distance **0.16km**



**5 OSWIN COURT SUNBURY VIC 3429** Sold Price **\$650,000** Sold Date **06-Feb-23**

4 2 2

Distance **0.26km**



**4 LANGPORT CRESCENT SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$660,000** Sold Date **26-Jun-23**

3 2 2

Distance **0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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