

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 Walton Heath 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 2019

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

6 Portmarnock Court Sunbury VIC 3429	\$425,000	29-Aug-19
26 Murdoch Court Sunbury VIC 3429	\$430,000	24-Oct-19
21A Briarwood Court Sunbury VIC 3429	\$400,000	17-Aug-19

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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	6 Portmarnock Court Sunbury VIC 3429	Sold Price	\$425,000	Sold Date	29-Aug-19
	 3  2  2			Distance	0.1km
	26 Murdoch Court Sunbury VIC 3429	Sold Price	\$430,000	Sold Date	24-Oct-19
	 3  1  1			Distance	0.43km
	21A Briarwood Court Sunbury VIC 3429	Sold Price	\$400,000	Sold Date	17-Aug-19
	 3  1  2			Distance	1.07km

RS = Recent sale

UN = Undisclosed Sale

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