

## 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

3 Denison Court Sunbury VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2021

to

31 Dec 2021

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

2 Lewin Street Sunbury VIC 3429	\$631,000	11-Nov-21
581 Elizabeth Drive Sunbury VIC 3429	\$645,000	24-Nov-21
68 Davenport Drive Sunbury VIC 3429	\$612,000	05-Aug-21

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: 12 January 2022


**2 Lewin Street Sunbury VIC 3429**

Sold Price

**\$631,000**

Sold Date

**11-Nov-21**

3 1 2

Distance

**0.11km**

**581 Elizabeth Drive Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**24-Nov-21**

3 2 4

Distance

**0.44km**

**68 Davenport Drive Sunbury VIC 3429**

Sold Price

**\$612,000**

Sold Date

**05-Aug-21**

3 2 2

Distance

**0.48km**

**6 Charter Road East Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**21-Dec-21**

3 2 2

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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