

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

14 DOLAN 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2021

to

28 Feb 2022

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

41 ARCHER AVENUE SUNBURY VIC 3429	\$701,500	22-Dec-21
40 CHARTER ROAD EAST SUNBURY VIC 3429	\$720,000	15-Dec-21
267 GAP ROAD SUNBURY VIC 3429	\$660,000	22-Dec-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: 15 March 2022


41 ARCHER AVENUE SUNBURY VIC 3429

Sold Price

\$701,500

Sold Date

22-Dec-21

4 2 2

Distance

0.44km

40 CHARTER ROAD EAST SUNBURY VIC 3429

Sold Price

\$720,000

Sold Date

15-Dec-21

3 2 6

Distance

0.24km

267 GAP ROAD SUNBURY VIC 3429

Sold Price

^{RS} **\$660,000**

Sold Date

22-Dec-21

4 2 4

Distance

-

8 BRADMAN DRIVE SUNBURY VIC 3429

Sold Price

\$758,000

Sold Date

30-Nov-21

4 2 4

Distance

0.52km

248 GAP ROAD SUNBURY VIC 3429

Sold Price

\$650,000

Sold Date

19-Nov-21

3 2 1

Distance

-

10 MARJORIE AVENUE SUNBURY VIC 3429

Sold Price

\$640,000

Sold Date

29-Oct-21

3 1 2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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8 KEITH AVENUE SUNBURY VIC 3429

 3
  2
  2

Sold Price

^{RS} \$599,000

Sold Date

25-Feb-22

Distance

0.35km



11 MARSH CRESCENT SUNBURY VIC 3429

 3
  2
  1

Sold Price

\$590,000

Sold Date

12-Nov-21

Distance

0.44km



6 TORRES COURT SUNBURY VIC 3429

 3
  1
  2

Sold Price

\$530,000

Sold Date

01-Sep-21

Distance

-



253 GAP ROAD SUNBURY VIC 3429

 4
  2
  2

Sold Price

\$600,000

Sold Date

13-Sep-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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