

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

1 Dunrossil 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2021

to

31 Jan 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

6 Fuller Court Sunbury VIC 3429	\$638,000	02-Oct-21
13 Chifley Court Sunbury VIC 3429	\$630,000	08-Oct-21
45 Menzies Drive Sunbury VIC 3429	\$590,000	19-Jan-22

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: 07 February 2022


6 Fuller Court Sunbury VIC 3429

Sold Price

\$638,000

Sold Date

02-Oct-21


3



1



1

Distance

0.15km

13 Chifley Court Sunbury VIC 3429

Sold Price

\$630,000

Sold Date

08-Oct-21


3



2



4

Distance

0.14km

45 Menzies Drive Sunbury VIC 3429

Sold Price

^{RS} **\$590,000**

Sold Date

19-Jan-22


3



1



2

Distance

0.72km
RS = Recent sale

UN = Undisclosed Sale

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