

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

7 Ronald 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2020

to

31 Mar 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

4 Wills Street Sunbury VIC 3429	\$515,000	17-Mar-21
17 Counihan Street Sunbury VIC 3429	\$535,000	12-Nov-20
593 Elizabeth Drive Sunbury VIC 3429	\$560,000	19-Nov-20

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: 06 April 2021



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4 Wills Street Sunbury VIC 3429

Sold Price

^{RS}

\$515,000

Sold Date

17-Mar-21

3 1 2

Distance

0.27km



17 Counihan Street Sunbury VIC 3429

Sold Price

\$535,000

Sold Date

12-Nov-20

4 2 2

Distance

0.41km



593 Elizabeth Drive Sunbury VIC 3429

Sold Price

\$560,000

Sold Date

19-Nov-20

5 2 3

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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