

## 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

47 Murdoch 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

\$550,000

&

\$600,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 86 Sorbonne Drive Sunbury VIC 3429   | \$545,000 | 19-Nov-21 |
| 10 Gleneagles Drive Sunbury VIC 3429 | \$640,000 | 19-Jul-21 |
| 10 Scotch Court Sunbury VIC 3429     | \$608,000 | 02-Nov-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: 14 January 2022

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**86 Sorbonne Drive Sunbury VIC 3429** 3  2  1

Sold Price

RS

**\$545,000**

Sold Date

**19-Nov-21**

Distance

**0.25km****10 Gleneagles Drive Sunbury VIC 3429** 4  2  2

Sold Price

**\$640,000**

Sold Date

**19-Jul-21**

Distance

**0.48km****10 Scotch Court Sunbury VIC 3429** 3  2  -

Sold Price

**\$608,000**

Sold Date

**02-Nov-21**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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