

## 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

8 MCEWEN DRIVE 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,750

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

8 DARLING COURT SUNBURY VIC 3429	\$642,500	02-Dec-21
11 TURNER COURT SUNBURY VIC 3429	\$650,000	17-Mar-22
13 CHIFLEY COURT SUNBURY VIC 3429	\$630,000	08-Oct-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: 29 March 2022



**8 DARLING COURT SUNBURY VIC 3429**

 3  2  1

Sold Price

**\$642,500**

Sold Date

**02-Dec-21**

Distance

**0.16km**



**11 TURNER COURT SUNBURY VIC 3429**

 3  2  2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**17-Mar-22**

Distance

**0.25km**



**13 CHIFLEY COURT SUNBURY VIC 3429**

 3  2  4

Sold Price

**\$630,000**

Sold Date

**08-Oct-21**

Distance

**0.57km**



**211 ELIZABETH DRIVE SUNBURY VIC 3429**

 3  2  4

Sold Price

<sup>RS</sup> **\$627,000**

Sold Date

**08-Mar-22**

Distance

**0.6km**



**350 ELIZABETH DRIVE SUNBURY VIC 3429**

 3  2  2

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**23-Feb-22**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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