

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

11 MOUNSEY 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

\$640,000

&

\$690,000

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

5 LOUIS WAY SUNBURY VIC 3429	\$750,000	17-Feb-22
53 OLIVE GROVE SUNBURY VIC 3429	\$740,000	14-Dec-21
68 BALMORAL CIRCUIT SUNBURY VIC 3429	\$730,000	15-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: 28 March 2022


5 LOUIS WAY SUNBURY VIC 3429

Sold Price

RS

\$750,000

Sold Date

17-Feb-22
 4
  2
  2

Distance

2.2km

53 OLIVE GROVE SUNBURY VIC 3429

Sold Price

\$740,000

Sold Date

14-Dec-21
 4
  2
  2

Distance

2.08km

68 BALMORAL CIRCUIT SUNBURY VIC 3429

Sold Price

\$730,000

Sold Date

15-Nov-21
 3
  2
  2

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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