

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

2 STRATHEARN 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

or range
between

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jul 2023

to

30 Jun 2024

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

2 COUNSEL COURT SUNBURY VIC 3429	\$735,000	05-Apr-24
13 DUNCRAIG GROVE SUNBURY VIC 3429	\$755,000	30-Apr-24
10 CHICOLA CLOSE SUNBURY VIC 3429	\$700,000	06-Feb-24

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.~~

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2 COUNSEL COURT SUNBURY VIC 3429

Sold Price

\$735,000

Sold Date

05-Apr-24

 3

 2

 2

Distance

0.32km



13 DUNCRAIG GROVE SUNBURY VIC 3429

Sold Price

\$755,000

Sold Date

30-Apr-24

 5

 2

 -

Distance

0.43km



10 CHICOLA CLOSE SUNBURY VIC 3429

Sold Price

\$700,000

Sold Date

06-Feb-24

 4

 2

 1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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