

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 POWLETT STREET 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2023

to

31 Mar 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

1 SEMILLON COURT SUNBURY VIC 3429	\$810,000	11-Nov-23
10 SHIRAZ COURT SUNBURY VIC 3429	\$835,000	06-Dec-23
7 MAYFIN COURT SUNBURY VIC 3429	\$850,000	30-Oct-23

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: 02 April 2024



1 SEMILLON COURT SUNBURY VIC 3429

Sold Price

\$810,000

Sold Date

11-Nov-23

4

2

2

Distance

1.15km



10 SHIRAZ COURT SUNBURY VIC 3429

Sold Price

\$835,000

Sold Date

06-Dec-23

4

2

-

Distance

1.29km



7 MAYFIN COURT SUNBURY VIC 3429

Sold Price

\$850,000

Sold Date

30-Oct-23

4

2

2

Distance

2.96km

RS = Recent sale

UN = Undisclosed Sale

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