

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

4 ROGERS 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2021

to

30 Apr 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

4 COTTER PLACE SUNBURY VIC 3429	\$656,000	26-Nov-21
57 CHARTER ROAD EAST SUNBURY VIC 3429	\$662,000	14-Feb-22
4 GROUT COURT SUNBURY VIC 3429	\$645,000	28-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: 03 May 2022

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4 COTTER PLACE SUNBURY VIC 3429

 3  2  2

Sold Price

\$656,000

Sold Date

26-Nov-21

Distance

1.05km



57 CHARTER ROAD EAST SUNBURY VIC 3429

 3  2  2

Sold Price

\$662,000

Sold Date

14-Feb-22

Distance

0.22km



4 GROUT COURT SUNBURY VIC 3429

 3  2  2

Sold Price

\$645,000

Sold Date

28-Nov-21

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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