

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

13 GARDANNE 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$333,400

Property type

Land

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

25 BECKVIEW CRESCENT SUNBURY VIC 3429	\$430,000	18-Mar-22
7 GRAND RIDGE WAY SUNBURY VIC 3429	\$475,000	29-Nov-21
12 WHITEHALL COURT SUNBURY VIC 3429	\$460,000	08-Feb-22

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: 25 March 2022

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25 BECKVIEW CRESCENT SUNBURY VIC 3429

Sold Price

^{RS}

\$430,000

Sold Date

18-Mar-22

- - -

Distance

1.76km



7 GRAND RIDGE WAY SUNBURY VIC 3429

Sold Price

\$475,000

Sold Date

29-Nov-21

- - -

Distance

1.46km



12 WHITEHALL COURT SUNBURY VIC 3429

Sold Price

\$460,000

Sold Date

08-Feb-22

4 2 2

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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