

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Hirst 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Sunbury

Period-from

01 Jun 2018

to

31 May 2019

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

12 Bates Court Sunbury VIC 3429	\$540,000	17-Jan-19
25 Holland Road Sunbury VIC 3429	\$525,000	27-May-19
7 Long Drive Sunbury VIC 3429	\$520,000	25-Jan-19

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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12 Bates Court Sunbury VIC 3429

Sold Price

\$540,000

Sold Date

17-Jan-19

 4  2  1

Distance

0.45km



25 Holland Road Sunbury VIC 3429

Sold Price

^{RS} **\$525,000** ^{UN}

Sold Date

27-May-19

 3  2  2

Distance

0.57km



7 Long Drive Sunbury VIC 3429

Sold Price

\$520,000

Sold Date

25-Jan-19

 3  2  2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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