

## 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

10 SHIRAZ COURT SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$849,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Land

Suburb

Sunbury

Period-from

01 Nov 2022

to

31 Oct 2023

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 | 15-Nov-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.

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**1 SEMILLON COURT SUNBURY VIC  
3429**

Sold Price

<sup>RS</sup>

**\$810,000**

Sold Date

**15-Nov-23**

4

2

2

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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