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

11 TARRANGO COURT SUNBURY VIC 342	11 TARRANGO COL	JRT SUN	NBURY V	/IC 3429
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Indicative selling price

Period-from

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

Single Price		or rang betwee	5/39000	&	\$779,000	
Median sale price (*Delete house or unit as applicable)						
Median Price	\$650,000	Property type	House	Suburb	Sunbury	

30 Nov 2024

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2023

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.

to

Address of comparable property	Price	Date of sale
4 YALE COURT SUNBURY VIC 3429	\$740,000	04-Jul-24
38 POWLETT STREET SUNBURY VIC 3429	\$782,500	16-Oct-24
4 BANKSIA COURT SUNBURY VIC 3429	\$820,000	16-Oct-24

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: 18 December 2024

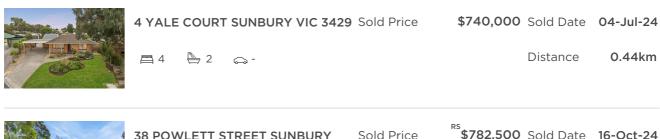
Source



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consumer.vic.gov.au







38 POWLETT STREET SUNBURY VIC 3429	Sold Price	^{RS} \$782,500 Sold Date	16-Oct-24
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4 BANI 3429	KSIA CO	URT SUNBURY VIC	Sold Price	\$820,000	Sold Date	16-Oct-24
酉 4	3	G ²			Distance	1.75km

RS = Recent sale UN = Undisclosed Sale

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