

## 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 3429

### Indicative selling price

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

Single Price

or range  
between

\$739,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2023

to

30 Nov 2024

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 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



**4 YALE COURT SUNBURY VIC 3429** Sold Price **\$740,000** Sold Date **04-Jul-24**

 4  2  -

Distance **0.44km**



**38 POWLETT STREET SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$782,500** Sold Date **16-Oct-24**

 3  1  2

Distance **1.82km**



**4 BANKSIA COURT SUNBURY VIC 3429** Sold Price **\$820,000** Sold Date **16-Oct-24**

 4  3  2

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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