

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

8 Darling 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2020

to

31 Oct 2021

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

7 Hotham Court Sunbury VIC 3429	\$660,000	23-Mar-21
38 McEwen Drive Sunbury VIC 3429	\$625,000	06-Aug-21
70 Dunrossil Drive Sunbury VIC 3429	\$635,000	30-Jul-21

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: 12 November 2021



7 Hotham Court Sunbury VIC 3429 Sold Price **\$660,000** Sold Date **23-Mar-21**

5 2 2

Distance **0.19km**



38 McEwen Drive Sunbury VIC 3429 Sold Price ^{RS} **\$625,000** Sold Date **06-Aug-21**

4 2 2

Distance **0.47km**



70 Dunrossil Drive Sunbury VIC 3429 Sold Price **\$635,000** Sold Date **30-Jul-21**

3 2 2

Distance **0.94km**



74 Dunrossil Drive Sunbury VIC 3429 Sold Price **\$650,000** Sold Date **08-Sep-21**

3 2 2

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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