

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

7/3 COOK 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/48 MITCHELLS LANE SUNBURY VIC 3429	\$560,000	19-Dec-24
2/48 MITCHELLS LANE SUNBURY VIC 3429	\$535,000	23-Dec-24
5 BONNOR STREET SUNBURY VIC 3429	\$545,000	01-Nov-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: 26 February 2025



**1/48 MITCHELLS LANE SUNBURY
VIC 3429**

3 2 1

Sold Price

\$560,000

Sold Date

19-Dec-24

Distance

0.52km



**2/48 MITCHELLS LANE SUNBURY
VIC 3429**

3 2 1

Sold Price

\$535,000

Sold Date

23-Dec-24

Distance

0.52km



**5 BONNOR STREET SUNBURY VIC
3429**

3 2 1

Sold Price

\$545,000

Sold Date

01-Nov-24

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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