

## 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

12 HARCOURT CLOSE 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

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 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

8 RICHARDSON AVENUE SUNBURY VIC 3429	\$642,000	13-Oct-23
14 LANGPORT CRESCENT SUNBURY VIC 3429	\$610,000	14-Aug-23
20 LANGPORT CRESCENT SUNBURY VIC 3429	\$630,000	11-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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**8 RICHARDSON AVENUE SUNBURY VIC 3429** Sold Price **\$642,000** Sold Date **13-Oct-23**  
 Distance **0.28km**  
 4 beds 2 bathrooms - car spaces



**14 LANGPORT CRESCENT SUNBURY VIC 3429** Sold Price **\$610,000** Sold Date **14-Aug-23**  
 Distance **1.14km**  
 4 beds 2 bathrooms 2 car spaces



**20 LANGPORT CRESCENT SUNBURY VIC 3429** Sold Price **\$630,000** Sold Date **11-Nov-23**  
 Distance **1.13km**  
 4 beds 2 bathrooms 2 car spaces

RS = Recent sale      UN = Undisclosed Sale

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