

## 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

14 KATHRYN 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

\$695,000

&

\$745,000

### 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

3 KATHRYN COURT SUNBURY VIC 3429	\$735,000	28-Aug-23
11 BRETT COURT SUNBURY VIC 3429	\$695,000	10-Nov-23
20 BALMORAL CIRCUIT SUNBURY VIC 3429	\$708,000	11-Dec-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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**3 KATHRYN COURT SUNBURY VIC 3429**

Sold Price

**\$735,000**

Sold Date **28-Aug-23**

4 2 2

Distance **0.11km**



**11 BRETT COURT SUNBURY VIC 3429**

Sold Price

**\$695,000**

Sold Date **10-Nov-23**

4 2 2

Distance **0.18km**



**20 BALMORAL CIRCUIT SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$708,000**

Sold Date **11-Dec-23**

3 2 2

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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