

## 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

17 CHIFLEY 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

\$595,999

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

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

2 AULD COURT SUNBURY VIC 3429	\$640,000	11-Oct-23
86 MENZIES DRIVE SUNBURY VIC 3429	\$585,000	30-Nov-23
6 GILCHRIST CRESCENT SUNBURY VIC 3429	\$530,000	24-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.~~

This Statement of Information was prepared on: 06 February 2024



**2 AULD COURT SUNBURY VIC 3429**

3 2 2

Sold Price **\$640,000** Sold Date **11-Oct-23**

Distance **1.63km**



**86 MENZIES DRIVE SUNBURY VIC 3429**

3 2 2

Sold Price **\$585,000** Sold Date **30-Nov-23**

Distance **0.79km**



**6 GILCHRIST CRESCENT SUNBURY VIC 3429**

3 2 2

Sold Price **\$530,000** Sold Date **24-Nov-23**

Distance **1.48km**



**18 HOLLOWAY CLOSE SUNBURY VIC 3429**

3 2 2

Sold Price **\$635,000** Sold Date **13-Aug-23**

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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