

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

2 COUNSEL 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2023

to

31 Mar 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
34 GILCHRIST CRESCENT SUNBURY VIC 3429	\$647,500	18-Nov-23
365 ELIZABETH DRIVE SUNBURY VIC 3429	\$685,000	16-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.~~

This Statement of Information was prepared on: 04 April 2024



2 AULD COURT SUNBURY VIC 3429

3 2 2

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

Distance **0.68km**



34 GILCHRIST CRESCENT SUNBURY VIC 3429

3 2 2

Sold Price **\$647,500** Sold Date **18-Nov-23**

Distance **0.82km**



365 ELIZABETH DRIVE SUNBURY VIC 3429

3 2 -

Sold Price **\$685,000** Sold Date **16-Dec-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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