

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 SCOTCH 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

&

\$575,000

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

7 WESLEY COURT SUNBURY VIC 3429	\$560,000	08-Apr-23
9 CAREY COURT SUNBURY VIC 3429	\$545,000	24-Aug-22
11 TRINITY COURT SUNBURY VIC 3429	\$550,000	21-Sep-22

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: 20 February 2024

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**7 WESLEY COURT SUNBURY VIC
3429**

3 2 1

Sold Price **\$560,000** Sold Date **08-Apr-23**

Distance **0.11km**



**9 CAREY COURT SUNBURY VIC
3429**

4 2 2

Sold Price **\$545,000** Sold Date **24-Aug-22**

Distance **0.16km**



**11 TRINITY COURT SUNBURY VIC
3429**

3 2 6

Sold Price **\$550,000** Sold Date **21-Sep-22**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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