

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

3 MCGILL 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2023

to

31 Dec 2023

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

| | | |
|--------------------------------------|-----------|-----------|
| 28 TULSA DRIVE SUNBURY VIC 3429 | \$590,000 | 05-Oct-23 |
| 1 LINDRICK COURT SUNBURY VIC 3429 | \$590,000 | 04-Sep-23 |
| 51 NOTRE DAME DRIVE SUNBURY VIC 3429 | \$622,500 | 05-Oct-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: 08 January 2024



28 TULSA DRIVE SUNBURY VIC 3429

3 1 2

Sold Price **\$590,000** Sold Date **05-Oct-23**

Distance **0.45km**



1 LINDRICK COURT SUNBURY VIC 3429

3 1 1

Sold Price

Sold Date **04-Sep-23**

Distance **0.73km**



51 NOTRE DAME DRIVE SUNBURY VIC 3429

3 2 2

Sold Price

\$622,500 Sold Date **05-Oct-23**

Distance **0.36km**



20 ISAACS CLOSE SUNBURY VIC 3429

3 1 2

Sold Price

\$630,000 Sold Date **11-Nov-23**

Distance **1.92km**



55 MUIRFIELD DRIVE SUNBURY VIC 3429

3 2 1

Sold Price

\$610,000 Sold Date **22-Jul-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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