

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

4 AUSTIN 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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 ASHTON STREET SUNBURY VIC 3429	\$657,000	30-Nov-23
13 ISABELLA STREET SUNBURY VIC 3429	\$645,000	03-Apr-24
87 ANDERSON ROAD SUNBURY VIC 3429	\$640,000	16-Jan-24

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 May 2024



7 ASHTON STREET SUNBURY VIC 3429

3 2 6

Sold Price **\$657,000** Sold Date **30-Nov-23**

Distance **0.61km**



13 ISABELLA STREET SUNBURY VIC 3429

3 2 2

Sold Price **\$645,000** Sold Date **03-Apr-24**

Distance **0.63km**



87 ANDERSON ROAD SUNBURY VIC 3429

3 2 2

Sold Price **\$640,000** Sold Date **16-Jan-24**

Distance **1.03km**



360 ELIZABETH DRIVE SUNBURY VIC 3429

3 2 2

Sold Price **\$663,388** Sold Date **23-Jan-24**

Distance **1.16km**



10 BLACKMAN CLOSE SUNBURY VIC 3429

4 2 2

Sold Price ^{RS} **\$670,000** Sold Date **15-May-24**

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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