

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

5 COOK 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 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

4 OXLEY STREET SUNBURY VIC 3429	\$552,000	10-Oct-23
29 FLINDERS STREET SUNBURY VIC 3429	\$586,000	30-Jan-24
6 SCOTT STREET SUNBURY VIC 3429	\$546,000	25-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: 05 March 2024

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4 OXLEY STREET SUNBURY VIC 3429

3 2 1

Sold Price

\$552,000

Sold Date

10-Oct-23

Distance

0.18km



29 FLINDERS STREET SUNBURY VIC 3429

3 1 2

Sold Price

^{RS} **\$586,000**

Sold Date

30-Jan-24

Distance

0.34km



6 SCOTT STREET SUNBURY VIC 3429

3 1 -

Sold Price

\$546,000

Sold Date

25-Jan-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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