

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 COVER DRIVE 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

\$735,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2022

to

30 Nov 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

| | | |
|--------------------------------------|-----------|-----------|
| 27 COVER DRIVE SUNBURY VIC 3429 | \$747,000 | 05-Aug-23 |
| 9 BAGGYGREEN STREET SUNBURY VIC 3429 | \$735,000 | 11-Sep-23 |
| 56 SHIELDS STREET SUNBURY VIC 3429 | \$760,000 | 07-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: 26 December 2023



27 COVER DRIVE SUNBURY VIC 3429

4 2 2

Sold Price

\$747,000

Sold Date **05-Aug-23**

Distance

0.21km



9 BAGGYGREEN STREET SUNBURY VIC 3429

4 2 2

Sold Price

\$735,000

Sold Date **11-Sep-23**

Distance

0.25km



56 SHIELDS STREET SUNBURY VIC 3429

3 2 2

Sold Price

^{RS} **\$760,000**

Sold Date **07-Dec-23**

Distance

2.91km

RS = Recent sale

UN = Undisclosed Sale

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