

## 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 MCGEORGE COURT SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$765,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2022

to

30 Jun 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

7 BRIERLY COURT SUNBURY VIC 3429	\$785,000	03-Mar-23
239 MITCHELLS LANE SUNBURY VIC 3429	\$780,000	26-May-23
8 SOLOMON COURT SUNBURY VIC 3429	\$765,000	18-Feb-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: 19 July 2023



**7 BRIERLY COURT SUNBURY VIC 3429**

Sold Price **\$785,000** Sold Date **03-Mar-23**

4 2 2

Distance **1.01km**



**239 MITCHELLS LANE SUNBURY VIC 3429**

Sold Price <sup>RS</sup> **\$780,000** Sold Date **26-May-23**

4 2 1

Distance **1.35km**



**8 SOLOMON COURT SUNBURY VIC 3429**

Sold Price **\$765,000** Sold Date **18-Feb-23**

4 2 2

Distance **1.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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