

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 RUYTON 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

\$645,000

&

\$695,000

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

2 MIGHTY ROAD SUNBURY VIC 3429	\$680,000	23-Oct-23
2 MAGDALENE COURT SUNBURY VIC 3429	\$650,000	02-Aug-23
19 SUNNY STREET SUNBURY VIC 3429	\$660,000	21-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



2 MIGHTY ROAD SUNBURY VIC 3429

4 2 2

Sold Price **\$680,000** Sold Date **23-Oct-23**

Distance **0.51km**



2 MAGDALENE COURT SUNBURY VIC 3429

4 2 2

Sold Price **\$650,000** Sold Date **02-Aug-23**

Distance **0.16km**



19 SUNNY STREET SUNBURY VIC 3429

4 2 2

Sold Price ^{RS} **\$660,000** Sold Date **21-Oct-23**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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