

## 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

53 COURTNEY DRIVE 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2022

to

30 Sep 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

3 CANNINGTON GROVE SUNBURY VIC 3429	\$640,000	16-Jun-22
43 COURTNEY DRIVE SUNBURY VIC 3429	\$620,000	19-Apr-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.

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**3 CANNINGTON GROVE SUNBURY  
VIC 3429**

4 2 2

Sold Price

**\$640,000**

Sold Date

**16-Jun-22**

Distance

**0.08km**



**43 COURTNEY DRIVE SUNBURY  
VIC 3429**

4 2 2

Sold Price

**\$620,000**

Sold Date

**19-Apr-23**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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