

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

6 KERRI 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2023

to

31 Jan 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

7 MAYFIN COURT SUNBURY VIC 3429	\$850,000	13-Nov-23
32 FULLWOOD DRIVE SUNBURY VIC 3429	\$840,000	12-Oct-23
5 BRUCE COURT SUNBURY VIC 3429	\$800,000	07-Sep-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: 07 February 2024

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7 MAYFIN COURT SUNBURY VIC 3429

4
 2
 2

Sold Price

^{RS} **\$850,000**

Sold Date **13-Nov-23**

Distance **0.94km**



32 FULLWOOD DRIVE SUNBURY VIC 3429

4
 2
 2

Sold Price

\$840,000

Sold Date **12-Oct-23**

Distance **1.22km**



5 BRUCE COURT SUNBURY VIC 3429

4
 2
 6

Sold Price

\$800,000

Sold Date **07-Sep-23**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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