

## 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 SORBONNE 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

\$600,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

16 XAVIER COURT SUNBURY VIC 3429	\$627,000	12-Apr-24
14 XAVIER COURT SUNBURY VIC 3429	\$600,000	02-May-24

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: 29 May 2024



**16 XAVIER COURT SUNBURY VIC  
3429**

3 2 2

Sold Price **\$627,000** Sold Date **12-Apr-24**

Distance **0.31km**



**14 XAVIER COURT SUNBURY VIC  
3429**

3 2 1

Sold Price <sup>RS</sup> **\$600,000** Sold Date **02-May-24**

Distance **0.32km**

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

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