

## 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

7 GOWRIE 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 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

6 HAINES COURT SUNBURY VIC 3429	\$718,000	27-Apr-24
14 KATHRYN COURT SUNBURY VIC 3429	\$736,000	21-Feb-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.

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**6 HAINES COURT SUNBURY VIC**  
**3429**

4 2 2

Sold Price

**\$718,000**

Sold Date **27-Apr-24**

Distance **0.55km**



**14 KATHRYN COURT SUNBURY VIC**  
**3429**

4 2 2

Sold Price

**\$736,000**

Sold Date **21-Feb-24**

Distance **1.86km**

RS = Recent sale      UN = Undisclosed Sale

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