

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 ROBERTS 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

\$655,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

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

7 ASHTON STREET SUNBURY VIC 3429	\$657,000	18-Dec-23
125 RESERVOIR ROAD SUNBURY VIC 3429	\$670,000	28-Nov-23
79 DOBELL AVENUE SUNBURY VIC 3429	\$660,000	30-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.~~

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7 ASHTON STREET SUNBURY VIC 3429

Sold Price

^{RS} **\$657,000**

Sold Date **18-Dec-23**

3 2 6

Distance **0.38km**



125 RESERVOIR ROAD SUNBURY VIC 3429

Sold Price

^{RS} **\$670,000**

Sold Date **28-Nov-23**

3 2 4

Distance **0.4km**



79 DOBELL AVENUE SUNBURY VIC 3429

Sold Price

\$660,000

Sold Date **30-Oct-23**

3 1 4

Distance **0.93km**

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

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