

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

9 RONALD 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 2025

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 RONALD COURT SUNBURY VIC 3429	\$685,000	02-Apr-25
43 HEYSEN DRIVE SUNBURY VIC 3429	\$680,000	30-Apr-25
23 BLYTON CRESCENT SUNBURY VIC 3429	\$715,000	11-Jan-25

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 RONALD COURT SUNBURY VIC 3429

3 1 2

Sold Price

^{RS} **\$685,000** Sold Date **02-Apr-25**

Distance **0.03km**



43 HEYSEN DRIVE SUNBURY VIC 3429

3 2 2

Sold Price

^{RS} **\$680,000** Sold Date **30-Apr-25**

Distance **0.36km**



23 BLYTON CRESCENT SUNBURY VIC 3429

4 2 4

Sold Price

\$715,000 Sold Date **11-Jan-25**

Distance **0.55km**

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

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