

## 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 LINDRICK 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2024

to

28 Feb 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

6 BIRKDALE COURT SUNBURY VIC 3429	\$600,000	19-Nov-24
41 TULSA DRIVE SUNBURY VIC 3429	\$600,000	13-Dec-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 BIRKDALE COURT SUNBURY VIC**  
**3429**

5 2 -

Sold Price

**\$600,000**

Sold Date **19-Nov-24**

Distance **0.22km**



**41 TULSA DRIVE SUNBURY VIC**  
**3429**

3 2 2

Sold Price

Sold Date **13-Dec-24**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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