

## 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

10 Scotch 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2020

to

30 Sep 2021

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

5 Ruyton Court Sunbury VIC 3429	\$640,500	11-May-21
2 Ruyton Court Sunbury VIC 3429	\$580,000	13-Jul-21
24 Xavier Court Sunbury VIC 3429	\$635,000	20-May-21

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: 04 October 2021



5 Ruyton Court Sunbury VIC 3429

Sold Price

**\$640,500**

Sold Date

**11-May-21**

4
 2
 2

Distance

**0.3km**

2 Ruyton Court Sunbury VIC 3429

Sold Price

**\$580,000**

Sold Date

**13-Jul-21**

4
 2
 2

Distance

**0.31km**

24 Xavier Court Sunbury VIC 3429

Sold Price

**\$635,000**

Sold Date

**20-May-21**

3
 2
 2

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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