

## 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

3 Penina 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2019

to

31 Jan 2020

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 Ganton Court Sunbury VIC 3429	\$532,000	12-Nov-19
21 Murdoch Court Sunbury VIC 3429	\$585,000	01-Oct-19
10 Spyglass Court Sunbury VIC 3429	\$512,000	07-Nov-19

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: 24 February 2020



**5 Ganton Court Sunbury VIC 3429**

Sold Price

**\$532,000**

Sold Date

**12-Nov-19**

 3  2  1

Distance

**0.46km**



**21 Murdoch Court Sunbury VIC 3429**

Sold Price

**\$585,000**

Sold Date

**01-Oct-19**

 4  2  2

Distance

**0.55km**



**10 Spyglass Court Sunbury VIC 3429**

Sold Price

**\$512,000**

Sold Date

**07-Nov-19**

 3  2  2

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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