

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

10-12 Twin Creek 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2018

to

31 Aug 2019

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

| | | |
|------------------------------------|-----------|-----------|
| 56 Fullwood Drive Sunbury VIC 3429 | \$704,000 | 29-Aug-19 |
| 6 Braemar Court Sunbury VIC 3429 | \$730,000 | 26-Jun-19 |
| 29 Wattle Drive Sunbury VIC 3429 | \$715,000 | 10-May-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: 26 September 2019


56 Fullwood Drive Sunbury VIC 3429
Sold Price \$704,000 Sold Date 29-Aug-19
 5  2  2

Distance 1.56km

6 Braemar Court Sunbury VIC 3429
Sold Price \$730,000 Sold Date 26-Jun-19
 5  2  2

Distance 0.99km

29 Wattle Drive Sunbury VIC 3429
Sold Price \$715,000 Sold Date 10-May-19
 4  2  2

Distance 1.91km
RS = Recent sale
UN = Undisclosed Sale

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