

## 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

187 Reservoir Road 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

\$535,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2019

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3 Wright Court Sunbury VIC 3429      | \$543,000 | 27-Feb-20 |
| 9 Wainewright Court Sunbury VIC 3429 | \$532,500 | 05-Feb-20 |
| 6 Kendall Court Sunbury VIC 3429     | \$565,000 | 10-Jun-20 |

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: 23 June 2020



### 3 Wright Court Sunbury VIC 3429

Sold Price

**\$543,000**

Sold Date **27-Feb-20**

4 2 3

Distance **0.29km**



### 9 Wainewright Court Sunbury VIC 3429

Sold Price

**\$532,500**

Sold Date **05-Feb-20**

3 2 2

Distance **0.6km**



### 6 Kendall Court Sunbury VIC 3429

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date **10-Jun-20**

4 2 -

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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