

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

2 Denison 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

\$529,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2021

to

31 Jan 2022

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 Drysdale Street Sunbury VIC 3429	\$535,000	16-Sep-21
4 Perceval Street Sunbury VIC 3429	\$582,000	17-Sep-21
108 Charter Road West Sunbury VIC 3429	\$560,000	22-Oct-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: 02 February 2022



3 Drysdale Street Sunbury VIC 3429 Sold Price **\$535,000** Sold Date **16-Sep-21**

3 1 1

Distance **1.51km**



4 Perceval Street Sunbury VIC 3429 Sold Price **\$582,000** Sold Date **17-Sep-21**

3 1 1

Distance **1.49km**



108 Charter Road West Sunbury VIC 3429 Sold Price **\$560,000** Sold Date **22-Oct-21**

3 1 -

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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