

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

4 Dargie 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2020

to

31 Oct 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

6 Heysen Drive Sunbury VIC 3429	\$620,000	21-Oct-21
7 Richardson Avenue Sunbury VIC 3429	\$606,000	28-Sep-21
268 Gap Road Sunbury VIC 3429	\$630,000	23-Sep-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: 05 November 2021



6 Heysen Drive Sunbury VIC 3429

Sold Price

^{RS} **\$620,000**

Sold Date

21-Oct-21

 3  1  1

Distance

0.39km



7 Richardson Avenue Sunbury VIC 3429

Sold Price

\$606,000

Sold Date

28-Sep-21

 3  1  1

Distance

0.51km



268 Gap Road Sunbury VIC 3429

Sold Price

^{RS} **\$630,000**

Sold Date

23-Sep-21

 3  2  2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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