

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

9 Wesley 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

\$435,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2019

to

30 Apr 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

| | | |
|--------------------------------------|-----------|-----------|
| 75 Notre Dame Drive Sunbury VIC 3429 | \$455,000 | 16-Mar-20 |
| 7 Balliol Common Sunbury VIC 3429 | \$455,000 | 29-Feb-20 |
| 5 Yale Court Sunbury VIC 3429 | \$435,000 | 28-Feb-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: 27 May 2020



75 Notre Dame Drive Sunbury VIC 3429

3 1 2

Sold Price

\$455,000

Sold Date **16-Mar-20**

Distance **0.09km**



7 Balliol Common Sunbury VIC 3429

3 1 2

Sold Price

Sold Date **29-Feb-20**

Distance **0.22km**



5 Yale Court Sunbury VIC 3429

3 2 2

Sold Price

\$435,000

Sold Date **28-Feb-20**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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