

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

7 Spyglass 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2020

to

31 May 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

1 Ruthven Street Sunbury VIC 3429	\$650,000	25-May-21
15 Ruthven Street Sunbury VIC 3429	\$645,000	22-Mar-21
7 Curtin Drive Sunbury VIC 3429	\$712,000	15-Apr-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: 16 June 2021



1 Ruthven Street Sunbury VIC 3429 Sold Price ^{RS} **\$650,000** Sold Date **25-May-21**

3 2 3

Distance **1.48km**



15 Ruthven Street Sunbury VIC 3429 Sold Price **\$645,000** Sold Date **22-Mar-21**

3 2 2

Distance **1.59km**



7 Curtin Drive Sunbury VIC 3429 Sold Price ^{RS} **\$712,000** Sold Date **15-Apr-21**

4 2 2

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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