

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 GLASTONBURY DRIVE 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

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2021

to

30 Sep 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

9 DULVERTON COURT SUNBURY VIC 3429	\$600,000	26-Sep-22
54 WEDMORE CRESCENT SUNBURY VIC 3429	\$608,000	01-Aug-22
3 CANNINGTON GROVE SUNBURY VIC 3429	\$640,000	16-Jun-22

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.~~

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**9 DULVERTON COURT SUNBURY
VIC 3429**

4 2 2

Sold Price

^{RS} **\$600,000**

Sold Date **26-Sep-22**

Distance **0.15km**



**54 WEDMORE CRESCENT
SUNBURY VIC 3429**

4 2 2

Sold Price

\$608,000

Sold Date **01-Aug-22**

Distance **0.16km**



**3 CANNINGTON GROVE SUNBURY
VIC 3429**

4 2 2

Sold Price

\$640,000

Sold Date **16-Jun-22**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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