

## 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

8 SEMILLON COURT SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2021

to

30 Jun 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

5 SHIRAZ COURT SUNBURY VIC 3429	\$780,000	30-Apr-22
60 CURTIS AVENUE SUNBURY VIC 3429	\$1,060,000	18-Mar-22
41 POWLETT STREET SUNBURY VIC 3429	\$945,000	06-Apr-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.~~

This Statement of Information was prepared on: 28 July 2022



**5 SHIRAZ COURT SUNBURY VIC  
3429**

4 2 2

Sold Price **\$780,000** Sold Date **30-Apr-22**

Distance **0.17km**



**60 CURTIS AVENUE SUNBURY VIC  
3429**

5 2 2

Sold Price **\$1,060,000** Sold Date **18-Mar-22**

Distance **0.55km**



**41 POWLETT STREET SUNBURY  
VIC 3429**

4 2 2

Sold Price **\$945,000** Sold Date **06-Apr-22**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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