

## 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 MAYFIN 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

\$890,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2022

to

30 Jun 2023

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 MAYFIN COURT SUNBURY VIC 3429	\$950,000	29-Mar-23
15 MANNA GUM CLOSE SUNBURY VIC 3429	\$960,000	08-Apr-23
4 HEATHERBRAE CRESCENT SUNBURY VIC 3429	\$815,000	02-May-23

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: 20 July 2023



**6 MAYFIN COURT SUNBURY VIC 3429**

5 2 2

Sold Price **\$950,000** Sold Date **29-Mar-23**

Distance **0.06km**



**15 MANNA GUM CLOSE SUNBURY VIC 3429**

4 2 2

Sold Price **\$960,000** Sold Date **08-Apr-23**

Distance **0.52km**



**4 HEATHERBRAE CRESCENT SUNBURY VIC 3429**

4 2 2

Sold Price **\$815,000** Sold Date **02-May-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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