

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

6 MANFRED 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$333,400

Property type

Land

Suburb

Sunbury

Period-from

01 Mar 2021

to

28 Feb 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

4 ALDRIDGE DRIVE SUNBURY VIC 3429	\$580,000	03-Dec-21
30 ALDRIDGE DRIVE SUNBURY VIC 3429	\$615,000	09-Dec-21
350 ELIZABETH DRIVE SUNBURY VIC 3429	\$590,000	23-Feb-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: 22 March 2022



4 ALDRIDGE DRIVE SUNBURY VIC 3429

Sold Price

\$580,000

Sold Date

03-Dec-21

 3  1  2

Distance

0.04km



30 ALDRIDGE DRIVE SUNBURY VIC 3429

Sold Price

\$615,000

Sold Date

09-Dec-21

 3  1  2

Distance

0.29km



350 ELIZABETH DRIVE SUNBURY VIC 3429

Sold Price

^{RS} **\$590,000**

Sold Date

23-Feb-22

 3  2  2

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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