

## 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

41 Carnoustie Drive 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2019

to

31 Mar 2020

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 Oxford Close Sunbury VIC 3429	\$465,000	06-Nov-19
20 Westward Ho Drive Sunbury VIC 3429	\$480,000	23-Mar-20
6 Walton Heath Court Sunbury VIC 3429	\$467,500	29-Feb-20

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: 14 April 2020



**5 Oxford Close Sunbury VIC 3429**

Sold Price

**\$465,000**

Sold Date

**06-Nov-19**

 3  2  2

Distance

**0.85km**



**20 Westward Ho Drive Sunbury VIC 3429**

Sold Price

**\$480,000**

Sold Date

**23-Mar-20**

 3  2  2

Distance

**0.75km**



**6 Walton Heath Court Sunbury VIC 3429**

Sold Price

**\$467,500**

Sold Date

**29-Feb-20**

 3  1  2

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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