

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

7 HAINES 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2022

to

31 Mar 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

1 TURNER COURT SUNBURY VIC 3429	\$625,000	23-Mar-23
36 MCEWEN DRIVE SUNBURY VIC 3429	\$670,000	30-Mar-23
11 FISHER COURT SUNBURY VIC 3429	\$640,000	10-Jan-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: 12 April 2023



**1 TURNER COURT SUNBURY VIC
3429**

3 2 1

Sold Price

^{RS}

\$625,000

Sold Date

23-Mar-23

Distance

0.1km



**36 MCEWEN DRIVE SUNBURY VIC
3429**

3 2 2

Sold Price

^{RS}

\$670,000

Sold Date

30-Mar-23

Distance

0.51km



**11 FISHER COURT SUNBURY VIC
3429**

4 2 2

Sold Price

\$640,000

Sold Date

10-Jan-23

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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