

## 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

51 McEwen 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

\$535,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2018

to

31 Oct 2019

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 Gowrie Court Sunbury VIC 3429	\$521,800	09-Sep-19
63 Menzies Drive Sunbury VIC 3429	\$531,000	13-Aug-19
6 Kintore Close Sunbury VIC 3429	\$565,000	21-Jun-19

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: 04 November 2019



**6 Gowrie Court Sunbury VIC 3429** Sold Price **\$521,800** Sold Date **09-Sep-19**

3 2 2

Distance **0.16km**



**63 Menzies Drive Sunbury VIC 3429** Sold Price **\$531,000** Sold Date **13-Aug-19**

3 2 2

Distance **0.55km**



**6 Kintore Close Sunbury VIC 3429** Sold Price **\$565,000** Sold Date **21-Jun-19**

4 2 2

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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