

## 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

5 Penina 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2019

to

31 Oct 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

7 Parade Court Sunbury VIC 3429	\$560,000	03-Jun-20
71 Sorbonne Drive Sunbury VIC 3429	\$545,000	30-Jun-20
64 Carnoustie Drive Sunbury VIC 3429	\$520,000	01-Sep-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: 05 November 2020



**7 Parade Court Sunbury VIC 3429**

Sold Price

**\$560,000**

Sold Date

**03-Jun-20**

 4  2  4

Distance

**0.39km**



**71 Sorbonne Drive Sunbury VIC 3429**

Sold Price

**\$545,000**

Sold Date

**30-Jun-20**

 3  2  2

Distance

**0.47km**



**64 Carnoustie Drive Sunbury VIC 3429**

Sold Price

**\$520,000**

Sold Date

**01-Sep-20**

 3  1  2

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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