

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 Auld 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2020

to

31 Mar 2021

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

8 Hirst Court Sunbury VIC 3429	\$675,000	19-Feb-21
15 Spavin Drive Sunbury VIC 3429	\$780,000	15-Jan-21
14 Hawkins Court Sunbury VIC 3429	\$830,000	11-Jan-21

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: 09 April 2021



8 Hirst Court Sunbury VIC 3429

Sold Price

\$675,000

Sold Date

19-Feb-21

4 2 4

Distance

0.18km



15 Spavin Drive Sunbury VIC 3429

Sold Price

^{RS} **\$780,000**

Sold Date

15-Jan-21

4 2 2

Distance

0.26km



14 Hawkins Court Sunbury VIC 3429 Sold Price

\$830,000

Sold Date

11-Jan-21

4 2 2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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