

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

21 Turnberry Drive 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$327,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jul 2019

to

30 Jun 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

6 Walton Heath Court Sunbury VIC 3429	\$467,500	29-Feb-20
12 Magdalene Court Sunbury VIC 3429	\$428,500	18-Apr-20
6 Stanford Court Sunbury VIC 3429	\$425,000	22-Jun-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: 09 July 2020



6 Walton Heath Court Sunbury VIC 3429

3 1 2

Sold Price

\$467,500

Sold Date **29-Feb-20**

Distance **0.21km**

Raine & Horne

Private Inspections

Dearest Valued Clients
We are now postponing all open for inspections.
We will be available for private inspections for all properties.
You can pre-register to view a property by calling the listing agent.

Inspect & Explore

Raine & Horne Sunbury
(03) 9744 8334

12 Magdalene Court Sunbury VIC 3429

3 2 2

Sold Price

\$428,500

Sold Date **18-Apr-20**

Distance **0.53km**



6 Stanford Court Sunbury VIC 3429

3 1 1

Sold Price

^{RS} **\$425,000**

Sold Date **22-Jun-20**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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