

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

19 Semillon 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,000

Property type

Land

Suburb

Sunbury

Period-from

01 Oct 2019

to

30 Sep 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 Norfolk Grove Sunbury VIC 3429 | \$800,000 | 22-May-20 |
| 1 Fenchurch Street Sunbury VIC 3429 | \$767,000 | 08-Aug-20 |
| 9 Salesian Court Sunbury VIC 3429 | \$720,000 | 02-Mar-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.~~

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Haydn Drummer
P (03) 9744 6334
M 0421 116 679
E haydn.drummer@sunbury.rh.com.au



7 Norfolk Grove Sunbury VIC 3429 Sold Price **\$800,000** Sold Date **22-May-20**

4 2 3

Distance **0.23km**



1 Fenchurch Street Sunbury VIC 3429 Sold Price **\$767,000** Sold Date **08-Aug-20**

3 2 4

Distance **0.38km**



9 Salesian Court Sunbury VIC 3429 Sold Price **\$720,000** Sold Date **02-Mar-20**

4 2 2

Distance **0.41km**



2 Parklea Court Sunbury VIC 3429 Sold Price ^{RS} **\$840,000** Sold Date **10-Jun-20**

4 2 2

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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