

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

3 Merion 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

\$400,000

&

\$440,000

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 Portmarnock Court Sunbury VIC 3429	\$425,000	29-Aug-19
42 Notre Dame Drive Sunbury VIC 3429	\$450,000	08-Aug-19
1 Cherry Hills Court Sunbury VIC 3429	\$438,000	22-May-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: 21 November 2019

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6 Portmarnock Court Sunbury VIC 3429

3 2 2

Sold Price

\$425,000

Sold Date

29-Aug-19

Distance

0.3km



42 Notre Dame Drive Sunbury VIC 3429

3 1 -

Sold Price

\$450,000

Sold Date

08-Aug-19

Distance

1.07km



1 Cherry Hills Court Sunbury VIC 3429

3 2 1

Sold Price

\$438,000

Sold Date

22-May-19

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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