

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

9 Salesian 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

&

\$760,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 13 Orchardview Grove Sunbury VIC 3429 | \$730,000 | 29-May-19 |
| 4 The Hermitage Sunbury VIC 3429 | \$725,000 | 29-May-19 |
| 38 The Old Stock Run Sunbury VIC 3429 | \$850,000 | 22-Oct-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.~~

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13 Orchardview Grove Sunbury VIC 3429 Sold Price **\$730,000** Sold Date **29-May-19**

 4  2  2

Distance **0.17km**



4 The Hermitage Sunbury VIC 3429 Sold Price **\$725,000** Sold Date **29-May-19**

 4  2  2

Distance **1.37km**



38 The Old Stock Run Sunbury VIC 3429 Sold Price **\$850,000** Sold Date **22-Oct-19**

 4  2  4

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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