

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 McInnes Close 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

\$520,000

&

\$550,000

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

9 Allen Court Sunbury VIC 3429	\$540,000	11-Jul-19
17 Daly Close Sunbury VIC 3429	\$520,000	29-Aug-19
40 Rees Road Sunbury VIC 3429	\$555,000	03-Aug-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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Amanda Burt

M 0431 204 265

E amanda.burt@sunbury.rh.com.au



9 Allen Court Sunbury VIC 3429

Sold Price

\$540,000

Sold Date

11-Jul-19

3 2 2

Distance

0.94km



17 Daly Close Sunbury VIC 3429

Sold Price

\$520,000

Sold Date

29-Aug-19

3 2 2

Distance

1km



40 Rees Road Sunbury VIC 3429

Sold Price

\$555,000

Sold Date

03-Aug-19

3 2 2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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