

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

8 Morris 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 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

5 Healy Avenue Sunbury VIC 3429	\$462,000	28-Oct-19
2/9-15 Higgs Circuit Sunbury VIC 3429	\$452,000	10-Dec-19
44 Cover Drive Sunbury VIC 3429	\$453,000	21-Jun-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: 06 January 2020

Amanda Burt

M 0431 204 265

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



5 Healy Avenue Sunbury VIC 3429

Sold Price

\$462,000

Sold Date

28-Oct-19

3

2

1

Distance

0.08km



2/9-15 Higgs Circuit Sunbury VIC 3429

Sold Price

^{RS} **\$452,000**

Sold Date

10-Dec-19

3

2

1

Distance

0.31km



44 Cover Drive Sunbury VIC 3429

Sold Price

\$453,000

Sold Date

21-Jun-19

3

2

1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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