

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

2 Tennyson 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2019

to

30 Apr 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

4 Slim Court Sunbury VIC 3429	\$600,000	26-Mar-19
14 De Lisle Avenue Sunbury VIC 3429	\$625,000	08-Apr-19
3 De Lisle Avenue Sunbury VIC 3429	\$632,000	10-Jan-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.~~

This Statement of Information was prepared on: 04 May 2020



4 Slim Court Sunbury VIC 3429

Sold Price **\$600,000** Sold Date **26-Mar-19**

3 2 3

Distance **0.08km**



14 De Lisle Avenue Sunbury VIC 3429

Sold Price **\$625,000** Sold Date **08-Apr-19**

4 2 2

Distance **0.16km**



3 De Lisle Avenue Sunbury VIC 3429

Sold Price **\$632,000** Sold Date **10-Jan-20**

4 2 2

Distance **0.28km**



23 Fisher Court Sunbury VIC 3429

Sold Price **\$621,000** Sold Date **17-Mar-20**

4 2 1

Distance **0.55km**



7 Mowbray Court Sunbury VIC 3429

Sold Price **\$632,500** Sold Date **03-Feb-19**

4 2 1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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