

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

5 Plante 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2019

to

31 Mar 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

2 Redpath Court Sunbury VIC 3429	\$580,000	26-Feb-20
7 Rover Street Sunbury VIC 3429	\$585,000	06-Feb-20
17 Woodstock Close Sunbury VIC 3429	\$592,000	17-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: 16 April 2020



2 Redpath Court Sunbury VIC 3429 Sold Price **\$580,000** Sold Date **26-Feb-20**

3 2 2

Distance **1.66km**



7 Rover Street Sunbury VIC 3429 Sold Price **\$585,000** Sold Date **06-Feb-20**

4 2 1

Distance **1.87km**



17 Woodstock Close Sunbury VIC 3429 Sold Price **\$592,000** Sold Date **17-Jan-20**

4 2 2

Distance **2km**

RS = Recent sale UN = Undisclosed Sale

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