

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

16 Marjorie Avenue 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

\$580,000

&

\$620,000

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

16 Daly Close Sunbury VIC 3429	\$610,000	09-Apr-20
190 Reservoir Road Sunbury VIC 3429	\$620,000	11-Jan-20
2 Redpath Court Sunbury VIC 3429	\$580,000	26-Feb-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: 13 May 2020

		16 Daly Close Sunbury VIC 3429	Sold Price	\$610,000	Sold Date	09-Apr-20
Private Inspections <small>Dearest Valued Clients We are now postponing all open for inspections. We will be available for private inspections for all properties. You can pre-register to view a property by calling the listing agent.</small>		 3  2  3			Distance	0.82km
<small>Inspect & Explore</small>						
		190 Reservoir Road Sunbury VIC 3429	Sold Price	\$620,000	Sold Date	11-Jan-20
		 3  2  2			Distance	0.95km
		2 Redpath Court Sunbury VIC 3429	Sold Price	\$580,000	Sold Date	26-Feb-20
		 3  2  2			Distance	0.97km
		3 Cook Court Sunbury VIC 3429	Sold Price	\$600,000	Sold Date	18-Dec-19
		 3  1  1			Distance	1.59km
		26 Brett Court Sunbury VIC 3429	Sold Price	\$580,000	Sold Date	23-Jan-20
		 3  2  2			Distance	1.64km
		52 Phillip Drive Sunbury VIC 3429	Sold Price	\$590,000	Sold Date	02-Mar-20
		 3  2  2			Distance	1.95km

RS = Recent sale UN = Undisclosed Sale

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