

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

6 Kendall 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2019

to

31 May 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

9 McInnes Close Sunbury VIC 3429	\$540,000	04-Jan-20
26 Brett Court Sunbury VIC 3429	\$580,000	23-Jan-20
12 Forrest Street Sunbury VIC 3429	\$547,500	09-Dec-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: 01 June 2020



9 McInnes Close Sunbury VIC 3429 Sold Price **\$540,000** Sold Date **04-Jan-20**

3 2 2

Distance **0.34km**



26 Brett Court Sunbury VIC 3429 Sold Price **\$580,000** Sold Date **23-Jan-20**

3 2 2

Distance **0.61km**



12 Forrest Street Sunbury VIC 3429 Sold Price **\$547,500** Sold Date **09-Dec-19**

4 2 2

Distance **0.63km**



13 Rubicon Court Sunbury VIC 3429 Sold Price **\$575,000** Sold Date **12-Mar-20**

4 2 3

Distance **0.88km**



31 Cornish Street Sunbury VIC 3429 Sold Price **\$570,000** Sold Date **27-Feb-20**

3 2 2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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