

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

4 Bowen 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2019

to

30 Jun 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

| | | |
|-------------------------------------|-----------|-----------|
| 7 Rover Street Sunbury VIC 3429 | \$585,000 | 06-Feb-20 |
| 5 Ponsford Place Sunbury VIC 3429 | \$575,000 | 30-Apr-20 |
| 187 Mitchells Lane Sunbury VIC 3429 | \$580,000 | 20-Mar-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: 15 July 2020



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

4 2 1

Distance **0.13km**



5 Ponsford Place Sunbury VIC 3429 Sold Price **\$575,000** Sold Date **30-Apr-20**

4 2 2

Distance **0.78km**



187 Mitchells Lane Sunbury VIC 3429 Sold Price **\$580,000** Sold Date **20-Mar-20**

3 2 2

Distance **0.87km**



2 Redpath Court Sunbury VIC 3429 Sold Price Sold Date **26-Feb-20**

3 2 2

Distance **1.1km**



9 Trumper Crescent Sunbury VIC 3429 Sold Price **\$560,000** Sold Date **19-Feb-20**

3 2 2

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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