

## 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

64 Carnoustie Drive Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$535,000

### 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

1 Hoylake Court Sunbury VIC 3429	\$525,000	15-Jan-20
67 Muirfield Drive Sunbury VIC 3429	\$507,500	21-Jul-20
3 Arran Court Sunbury VIC 3429	\$530,000	02-Oct-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: 28 July 2020



**1 Hoylake Court Sunbury VIC 3429** Sold Price **\$525,000** Sold Date **15-Jan-20**  
 Distance **0.27km**  
 3 Beds 2 Baths 2 Car Spaces



**67 Muirfield Drive Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$507,500** Sold Date **21-Jul-20**  
 Distance **0.39km**  
 3 Beds 1 Bath 2 Car Spaces



**3 Arran Court Sunbury VIC 3429** Sold Price **\$530,000** Sold Date **02-Oct-19**  
 Distance **0.57km**  
 3 Beds 1 Bath 2 Car Spaces



**24 Briarwood Court Sunbury VIC 3429** Sold Price **\$485,000** Sold Date **23-Jan-20**  
 Distance **1.08km**  
 3 Beds 2 Baths 2 Car Spaces



**4 Oxford Close Sunbury VIC 3429** Sold Price **\$540,000** Sold Date **08-Jan-20**  
 Distance **1.16km**  
 3 Beds 2 Baths 1 Car Space



**27 Firestone Court Sunbury VIC 3429** Sold Price **\$505,000**<sup>UN</sup> Sold Date **24-Jun-20**  
 Distance **1.2km**  
 3 Beds 2 Baths 2 Car Spaces

RS = Recent sale      UN = Undisclosed Sale

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