

## 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

3 McGeorge Court 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

\$520,000

&

\$540,000

### 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

3 Wright Court Sunbury VIC 3429	\$543,000	25-Feb-20
9 Wainwright Court Sunbury VIC 3429	\$532,500	05-Feb-20
23 Melba Avenue Sunbury VIC 3429	\$500,000	06-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: 27 May 2020



**3 Wright Court Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$543,000**

Sold Date **25-Feb-20**

 4  2  3

Distance **0.42km**



**9 Wainewright Court Sunbury VIC 3429**

Sold Price

**\$532,500**

Sold Date **05-Feb-20**

 3  2  2

Distance **0.45km**



**23 Melba Avenue Sunbury VIC 3429**

Sold Price

**\$500,000**

Sold Date **06-Feb-20**

 3  1  2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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