

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 Crosbie 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2020

to

31 Jan 2021

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

359 Elizabeth Drive Sunbury VIC 3429	\$660,000	05-Jan-21
23 Casey Avenue Sunbury VIC 3429	\$631,000	06-Nov-20
21 Stewarts Lane Sunbury VIC 3429	\$625,000	23-Jun-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: 21 February 2021



359 Elizabeth Drive Sunbury VIC 3429

Sold Price

^{RS} **\$660,000**

Sold Date

05-Jan-21

4 2 3

Distance

0.17km



23 Casey Avenue Sunbury VIC 3429

Sold Price

\$631,000

Sold Date

06-Nov-20

3 2 2

Distance

0.44km



21 Stewarts Lane Sunbury VIC 3429

Sold Price

\$625,000

Sold Date

23-Jun-20

3 2 3

Distance

0.47km



15 Woodstock Close Sunbury VIC 3429

Sold Price

\$645,000

Sold Date

02-Nov-20

4 2 2

Distance

0.62km



64 Menzies Drive Sunbury VIC 3429

Sold Price

\$610,000

Sold Date

18-Aug-20

3 2 1

Distance

0.82km



16 Withers Close Sunbury VIC 3429

Sold Price

Sold Date

17-Aug-20

4 2 2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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**12 Coppelius Close Sunbury VIC
3429**

4 2 2

Sold Price **\$683,500** Sold Date **02-Dec-20**

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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