

## 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

43 COURTNEY 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

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2022

to

31 Mar 2023

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

5 CANNINGTON GROVE SUNBURY VIC 3429	\$610,000	27-Jan-23
42 WEDMORE CRESCENT SUNBURY VIC 3429	\$620,000	21-Dec-22
102 PHILLIP DRIVE SUNBURY VIC 3429	\$610,000	21-Dec-22

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: 13 April 2023

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**5 CANNINGTON GROVE SUNBURY VIC 3429**

Sold Price

**\$610,000**

Sold Date

**27-Jan-23**

 4  2  2

Distance

**0.06km**



**42 WEDMORE CRESCENT SUNBURY VIC 3429**

Sold Price

**\$620,000**

Sold Date

**21-Dec-22**

 4  2  2

Distance

**0.25km**



**102 PHILLIP DRIVE SUNBURY VIC 3429**

Sold Price

**\$610,000**

Sold Date

**21-Dec-22**

 4  2  2

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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