

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

1 Hoylake 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 2019

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 Arran Court Sunbury VIC 3429	\$530,000	02-Oct-19
15 Carey Court Sunbury VIC 3429	\$512,000	15-Oct-19
4 Cypress Point Court Sunbury VIC 3429	\$495,000 \$295,000	20 Dec-19 29-Oct-12

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: 07 January 2020



3 Arran Court Sunbury VIC 3429

Sold Price **\$530,000** Sold Date **02-Oct-19**

3 1 2

Distance **0.78km**



15 Carey Court Sunbury VIC 3429

Sold Price **\$512,000** Sold Date **15-Oct-19**

3 2 2

Distance **1.09km**



4 Cypress Point Court Sunbury VIC 3429

Sold Price ~~**\$295,000**~~ **\$495,000** Sold Date ~~**29-Oct-12**~~ **20-Dec-19**

3 2 1

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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