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	5 Monash Court, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$869,000	&	$899,000

Median sale price

Median price	$667,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	05/04/2023	to	05/07/2023	Source	Core Logic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
29 HEALY AVENUE, SUNBURY VIC 3429	$890,000	17/03/2023
12 NORAH STREET, SUNBURY VIC 3429	$950,000	18/01/2023
28 BUDBURST DRIVE, SUNBURY VIC 3429	$840,000	22/03/2023

This Statement of Information was prepared on: 08/07/2023