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	7 MOWBRAY 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	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Sunbury
Period-from	01 Nov 2023	to	31 Oct 2024	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
2 STRATHEARN DRIVE SUNBURY VIC 3429	$745,000	18-Oct-24
10 BINDWEED STREET SUNBURY VIC 3429	$750,000	13-Jun-24
31 HIGGINS AVENUE SUNBURY VIC 3429	$705,000	10-Oct-24

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: 20 November 2024

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2 STRATHEARN DRIVE SUNBURY VIC 3429

4 2 2

Sold Price RS $745,000 Sold Date 18-Oct-24

Distance 1.27km



10 BINDWEED STREET SUNBURY VIC 3429

4 2 2

Sold Price $750,000 Sold Date 13-Jun-24

Distance 1.05km



31 HIGGINS AVENUE SUNBURY VIC 3429

4 2 2

Sold Price RS $705,000 Sold Date 10-Oct-24

Distance 0.83km

RS = Recent sale **UN** = Undisclosed Sale

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