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 COUNSEL 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	$615,000	&	$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Sunbury
Period-from	01 Dec 2023	to	30 Nov 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
1 CHICOLA CLOSE SUNBURY VIC 3429	660000	14-Nov-24
2 BRETT COURT SUNBURY VIC 3429	670000	21-Aug-24
4 HOGAN STREET SUNBURY VIC 3429	640000	22-Aug-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.~~

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1 CHICOLA CLOSE SUNBURY VIC 3429

3 1 2

Sold Price RS 660000 UN | Sold Date 14-Nov-24

Distance 0.21km



2 BRETT COURT SUNBURY VIC 3429

3 2 2

Sold Price 670000 | Sold Date 21-Aug-24

Distance 1.11km



4 HOGAN STREET SUNBURY VIC 3429

3 2 3

Sold Price RS 640000 | Sold Date 22-Aug-24

Distance 1.2km

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

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