

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

2 MANOLIVE 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Sunbury

Period-from

01 May 2022

to

30 Apr 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 GLENAUBURN COURT SUNBURY VIC 3429	\$695,000	22-Sep-22
1 LACHLAN COURT SUNBURY VIC 3429	\$690,000	24-Jan-22
54 STEWARTS LANE SUNBURY VIC 3429	\$690,000	13-Jan-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: 09 May 2023

**5 GLENAUBURN COURT SUNBURY VIC 3429**

Sold Price

\$695,000

Sold Date

22-Sep-22

3 2 2

Distance

0.39km**1 LACHLAN COURT SUNBURY VIC 3429**

Sold Price

\$690,000

Sold Date

24-Jan-22

3 2 2

Distance

0.47km**54 STEWARTS LANE SUNBURY VIC 3429**

Sold Price

Sold Date

13-Jan-22

3 2 2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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