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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode: 10 Shaw 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 \$530,000 & \$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price: \$535,000 \*House: X \*Unit: [ ] Suburb: Sunbury  
 Period-from: 01 Oct 2017 to 30 Sep 2018 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 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
2 Buvelot Place Sunbury VIC 3429	\$557,500	25-May-18
7 Gruner Street Sunbury VIC 3429	\$540,000	05-May-18
27 Strathearn Drive Sunbury VIC 3429	\$557,000	22-Aug-18

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 six months.~~

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**2 Buvelot Place Sunbury VIC 3429**

Sold Price

**\$557,500**

Sold Date

**25-May-18**

 6  2  2

Distance

**0.32km**



**7 Gruner Street Sunbury VIC 3429**

Sold Price

**\$540,000**

Sold Date

**05-May-18**

 3  1  1

Distance

**0.62km**



**27 Strathearn Drive Sunbury VIC 3429**

Sold Price

**\$557,000**

Sold Date

**22-Aug-18**

 3  2  2

Distance

**0.89km**

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