

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

9 BAGGYGREEN STREET 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2022

to

31 Aug 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

2 SWEEP COURT SUNBURY VIC 3429	\$720,000	15-Jul-22
16 MCCOSKER STREET SUNBURY VIC 3429	\$712,500	24-Aug-23
27 COVER DRIVE SUNBURY VIC 3429	\$747,000	05-Aug-23

OR

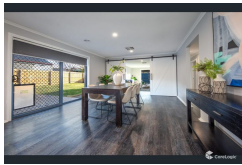
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 September 2023

TRENT MASON

M 0433320407

E trent.mason@leadingrealestate.com.au



2 SWEEP COURT SUNBURY VIC 3429

Sold Price **\$720,000** Sold Date **15-Jul-22**

 4  2  2

Distance **0.1km**



16 MCCOSKER STREET SUNBURY VIC 3429

Sold Price ^{RS} **\$712,500** Sold Date **24-Aug-23**

 4  2  2

Distance **0.49km**



27 COVER DRIVE SUNBURY VIC 3429

Sold Price ^{RS} **\$747,000** Sold Date **05-Aug-23**

 4  2  2

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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