

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 12 Heatherbrae Crescent, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$749,000

&

\$789,000

Median sale price

Median price

\$638,500

Property Type

House

Suburb

Sunbury (3429)

Period - From

27/10/2021

to

27/10/2021

Source

Realestate.com

Comparable property sales

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
61 STEWARTS LANE, SUNBURY VIC 3429	\$785,000	05/10/2021
65 STEWARTS LANE, SUNBURY VIC 3429	\$830,000	08/07/2021
11 REES ROAD, SUNBURY VIC 3429	\$830,000	30/06/2021

This Statement of Information was prepared on: 08/11/2021