

## 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

30 BORDER BOULEVARD SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2023

to

31 Aug 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

6 BARNES PLACE SUNBURY VIC 3429	\$625,000	02-Aug-24
3 HIGGS CIRCUIT SUNBURY VIC 3429	\$620,000	12-Jun-24
43 COVER DRIVE SUNBURY VIC 3429	\$600,000	20-Mar-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.~~

This Statement of Information was prepared on: 05 September 2024



**6 BARNES PLACE SUNBURY VIC 3429**

3 2 1

Sold Price

<sup>RS</sup>

**\$625,000**

Sold Date **02-Aug-24**

Distance

**0.17km**



**3 HIGGS CIRCUIT SUNBURY VIC 3429**

3 2 2

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date **12-Jun-24**

Distance

**0.26km**



**43 COVER DRIVE SUNBURY VIC 3429**

3 2 2

Sold Price

**\$600,000**

Sold Date **20-Mar-24**

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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