

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

6 BROOMFIELD AVENUE 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

\$590,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2021

to

30 Apr 2022

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

4 BROOMFIELD AVENUE SUNBURY VIC 3429	\$655,000	30-Sep-21
20 LANGPORT CRESCENT SUNBURY VIC 3429	\$620,000	07-Jun-21
19 GLASTONBURY DRIVE SUNBURY VIC 3429	\$635,000	09-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: 12 May 2022

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4 BROOMFIELD AVENUE SUNBURY VIC 3429 Sold Price **\$655,000** Sold Date **30-Sep-21**

3 2 2

Distance **0.02km**



20 LANGPORT CRESCENT SUNBURY VIC 3429 Sold Price **\$620,000** Sold Date **07-Jun-21**

4 2 2

Distance **0.09km**



19 GLASTONBURY DRIVE SUNBURY VIC 3429 Sold Price **\$635,000** Sold Date **09-Jan-22**

3 2 2

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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