

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

3 BRAEMAR 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 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

5 DOIG PLACE SUNBURY VIC 3429	\$880,000	27-Jul-24
46 BALMORAL CIRCUIT SUNBURY VIC 3429	\$895,000	22-Aug-24
6 KESWICK RISE SUNBURY VIC 3429	\$830,000	19-Dec-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: 14 January 2025



5 DOIG PLACE SUNBURY VIC 3429 Sold Price **\$880,000** Sold Date **27-Jul-24**

 4  2  2

Distance **0.14km**



46 BALMORAL CIRCUIT SUNBURY VIC 3429 Sold Price **\$895,000** Sold Date **22-Aug-24**

 4  2  4

Distance **0.34km**



6 KESWICK RISE SUNBURY VIC 3429 Sold Price ^{RS} **\$830,000** Sold Date **19-Dec-24**

 4  2  -

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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