

## 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

4 HIGGINS AVENUE SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$610,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2023

to

31 Oct 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

1 CASEY AVENUE SUNBURY VIC 3429	\$665,000	24-Oct-24
27 RUTHVEN STREET SUNBURY VIC 3429	\$641,000	01-Jun-24
11 WOODSTOCK CLOSE SUNBURY VIC 3429	\$670,000	04-Oct-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: 20 November 2024

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**1 CASEY AVENUE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$665,000**

Sold Date

**24-Oct-24**

3 2 2

Distance

**0.18km**



**27 RUTHVEN STREET SUNBURY VIC 3429**

Sold Price

**\$641,000**

Sold Date

**01-Jun-24**

6 2 2

Distance

**0.19km**



**11 WOODSTOCK CLOSE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$670,000**

Sold Date

**04-Oct-24**

4 2 2

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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