

## 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

7 Highbridge Crescent 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

Suburb

Sunbury

Period-from

01 Aug 2019

to

31 Jul 2020

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

9 Highbridge Crescent Sunbury VIC 3429	\$340,000	24-Apr-20
78 Courtney Drive Sunbury VIC 3429	\$320,000	09-Sep-19
64 Retreat Crescent Sunbury VIC 3429	\$335,000	19-Nov-19

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: 04 August 2020



**9 Highbridge Crescent Sunbury VIC 3429** Sold Price **\$340,000** Sold Date **24-Apr-20**

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Distance **0.02km**



**78 Courtney Drive Sunbury VIC 3429** Sold Price **\$320,000** Sold Date **09-Sep-19**

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Distance **0.54km**



**64 Retreat Crescent Sunbury VIC 3429** Sold Price **\$335,000** Sold Date **19-Nov-19**

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Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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