

## 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

9 HILL GROVE 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

\$695,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2022

to

31 Oct 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 42 BORDER BOULEVARD SUNBURY VIC 3429 | \$700,000 | 20-Oct-23 |
| 15 LEWIS PLACE SUNBURY VIC 3429      | \$700,000 | 22-May-23 |
| 6 DOUTNEY COURT SUNBURY VIC 3429     | \$711,000 | 15-Jun-23 |

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: 22 November 2023

Claire Klusik

M 0455891399

E cklusik@bradtealwoodards.com.au



**42 BORDER BOULEVARD  
SUNBURY VIC 3429**

 3  2  2

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **20-Oct-23**

Distance **1.42km**



**15 LEWIS PLACE SUNBURY VIC  
3429**

 3  2  2

Sold Price **\$700,000** Sold Date **22-May-23**

Distance **1.66km**



**6 DOUTNEY COURT SUNBURY VIC  
3429**

 3  2  2

Sold Price **\$711,000** Sold Date **15-Jun-23**

Distance **1.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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