

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

1 Highbridge Crescent 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

\$270,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Land

Suburb

Sunbury

Period-from

01 May 2020

to

30 Apr 2021

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

7 Highbridge Crescent Sunbury VIC 3429	\$360,000	26-Nov-20
9 Highbridge Crescent Sunbury VIC 3429	\$340,000	24-Apr-20
25 Wedmore Crescent Sunbury VIC 3429	\$260,000	16-Jul-20

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: 26 May 2021



7 Highbridge Crescent Sunbury VIC 3429 Sold Price **\$360,000** Sold Date **26-Nov-20**

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Distance **0.07km**



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

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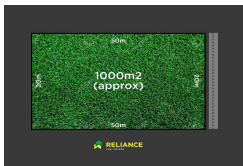
Distance **0.09km**



25 Wedmore Crescent Sunbury VIC 3429 Sold Price **\$260,000** Sold Date **16-Jul-20**

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Distance **0.27km**



5 Wedmore Crescent Sunbury VIC 3429 Sold Price **\$265,000** Sold Date **05-Dec-20**

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Distance **0.47km**



29 Beckview Crescent Sunbury VIC 3429 Sold Price **\$340,000** Sold Date **10-Mar-21**

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Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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