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	69 COLLINS STREET 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	$575,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$661,000	Property type	House	Suburb	Sunbury
Period-from	01 Jan 2022	to	31 Dec 2022	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
29 BRADMAN DRIVE SUNBURY VIC 3429	$590,000	03-Nov-22
14 MORRIS COURT SUNBURY VIC 3429	$580,000	13-Sep-22
30A BAGGYGREEN STREET SUNBURY VIC 3429	$570,000	20-Oct-22

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: 24 January 2023

Adam Sacco
P (03) 9744 2244
M 0409 033 644
E adam.sacco@leadingrealestate.com.au

29 BRADMAN DRIVE SUNBURY VIC 3429

3 2 1

Sold Price **$590,000** Sold Date **03-Nov-22**

Distance **0.39km**

14 MORRIS COURT SUNBURY VIC 3429

3 2 2

Sold Price **$580,000** Sold Date **13-Sep-22**

Distance **0.43km**

30A BAGGYGREEN STREET SUNBURY VIC 3429

3 2 -

Sold Price **$570,000** Sold Date **20-Oct-22**

Distance **1.32km**

1 KORIELLA DRIVE SUNBURY VIC 3429

3 1 1

Sold Price **$580,000** Sold Date **30-Nov-22**

Distance **1.5km**

2 THORNTON AVENUE SUNBURY VIC 3429

3 1 1

Sold Price **$600,000** Sold Date **12-Sep-22**

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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