

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 BRIERLY COURT 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

\$780,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2022

to

31 Jan 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

8 HAXTON COURT SUNBURY VIC 3429	\$795,000	24-Aug-22
7 ALLEN COURT SUNBURY VIC 3429	\$800,000	01-Oct-22
58 HEATHERBRAE CRESCENT SUNBURY VIC 3429	\$805,000	24-Aug-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: 06 February 2023

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**8 HAXTON COURT SUNBURY VIC 3429** 3  2  2

Sold Price

\$795,000Sold Date **24-Aug-22**Distance **0.52km****7 ALLEN COURT SUNBURY VIC 3429** 4  2  4

Sold Price

\$800,000Sold Date **01-Oct-22**Distance **0.14km****58 HEATHERBRAE CRESCENT SUNBURY VIC 3429** 4  2  2

Sold Price

\$805,000Sold Date **24-Aug-22**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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