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

24 Higgs Circuit 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	\$590,000	&	\$630,000
	DOWCON			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$550,000	Prop	erty type	rty type House		Suburb	Sunbury
Period-from	01 Nov 2019	to	31 Oct 2	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
60 Bradman Drive Sunbury VIC 3429	\$635,000	31-Oct-20
38 Higgs Circuit Sunbury VIC 3429	\$590,000	22-Oct-19
50 Border Boulevard Sunbury VIC 3429	\$625,000	06-Mar-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 November 2020





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60 Bradman Drive Sunbury VIC 3429

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Sold Price

*\$635,000 Sold Date 31-Oct-20

0.06km Distance



38 Higgs Circuit Sunbury VIC 3429 Sold Price

\$590,000 Sold Date 22-Oct-19

Distance 0.12km

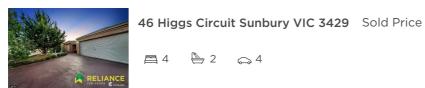


50 Border Boulevard Sunbury VIC 3429

Sold Price

\$625,000 Sold Date 06-Mar-20

Distance 0.16km



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\$620,000 Sold Date **25-Jan-20**

= 4

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Distance 0.19km



10 Marsh Crescent Sunbury VIC 3429

Sold Price

\$615,000 Sold Date

11-Jun-20

四 4

Distance



32 Yardley Street Sunbury VIC 3429

Sold Price

*\$600,000 Sold Date 10-Nov-20

= 4

Distance

0.47km

0.34km

RS = Recent sale

UN = Undisclosed Sale

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Sold Price 7 Kippax Street Sunbury VIC 3429

⇔ 2

\$ 2

\$587,500 Sold Date **17-Sep-20**

0.58km Distance



13 Ferris Street Sunbury VIC 3429

Sold Price

\$580,000 Sold Date 24-Aug-20

Distance

0.64km

₽ 2

= 4

₾ 2

RS = Recent sale

UN = Undisclosed Sale

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