

## 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

50 BALMORAL CIRCUIT SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2021

to

30 Apr 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 30 BALMORAL CIRCUIT SUNBURY VIC 3429      | \$860,000   | 13-May-22 |
| 34 KERRISDALE PLACE SUNBURY VIC 3429      | \$940,000   | 14-Mar-22 |
| 13 BLIND CREEK BOULEVARD SUNBURY VIC 3429 | \$1,000,000 | 16-Dec-21 |

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: 17 May 2022

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**30 BALMORAL CIRCUIT SUNBURY  
VIC 3429**

Sold Price

RS

**\$860,000**

Sold Date

**13-May-22**

4



3



2

Distance

**0.06km****34 KERRISDALE PLACE SUNBURY  
VIC 3429**

Sold Price

**\$940,000**

Sold Date

**14-Mar-22**

4



2



6

Distance

**0.28km****13 BLIND CREEK BOULEVARD  
SUNBURY VIC 3429**

Sold Price

**\$1,000,000**

Sold Date

**16-Dec-21**

3



2



2

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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