

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

8 Bradman Drive 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

\$749,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2020

to

31 Oct 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

26 Higgs Circuit Sunbury VIC 3429	\$760,000	28-Oct-21
4 McCosker Street Sunbury VIC 3429	\$670,000	14-Oct-21
13 Lalor Crescent Sunbury VIC 3429	\$700,000	15-Oct-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: 03 November 2021



26 Higgs Circuit Sunbury VIC 3429

Sold Price

^{RS} **\$760,000**

Sold Date

28-Oct-21

 4  2  2

Distance

0.45km



4 McCosker Street Sunbury VIC 3429

Sold Price

^{RS} **\$670,000** ^{UN}

Sold Date

14-Oct-21

 4  2  2

Distance

0.8km



13 Lalor Crescent Sunbury VIC 3429

Sold Price

^{RS} **\$700,000**

Sold Date

15-Oct-21

 4  2  2

Distance

1.32km



727 Elizabeth Drive Sunbury VIC 3429

Sold Price

^{RS} **\$730,000**

Sold Date

21-Oct-21

 4  2  2

Distance

1.39km



80 Fullwood Drive Sunbury VIC 3429

Sold Price

^{RS} **\$715,000**

Sold Date

20-Oct-21

 4  2  2

Distance

1.59km



3 Blind Creek Boulevard Sunbury VIC 3429

Sold Price

^{RS} **\$890,000**

Sold Date

15-Oct-21

 4  2  2

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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15 Archer Avenue Sunbury VIC 3429

 4  2  2

Sold Price

\$695,000

Sold Date

04-May-21

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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