

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 | 14 Highbridge Crescent, Sunbury, VIC 3429 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$580,000 | & | \$629,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                |
|---------------|------------|---------------|------------|--------|----------------|
| Median price  | \$667,000  | Property Type | House      | Suburb | Sunbury (3429) |
| Period - From | 01/12/2023 | to            | 10/05/2024 | Source | pricefinder    |

Comparable property sales

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 six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 27/05/2024 |
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