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

23 BRIARWOOD COURT SUNBURY VIC 3429

Indicative selling price

Period-from

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

Single Price		or rang betwee	2 3595 UUU	&	\$645,000					
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$650,000	Property type	House	Suburb	Sunbury					

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

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.

to

Address of comparable property	Price	Date of sale	
6 ETON CLOSE SUNBURY VIC 3429	\$630,000	21-Dec-23	
51 NOTRE DAME DRIVE SUNBURY VIC 3429	\$622,500	05-Oct-23	
20 XAVIER COURT SUNBURY VIC 3429	\$570,000	12-Jan-24	

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: 15 February 2024

Source



Corelogic

consumer.vic.gov.au

Leading

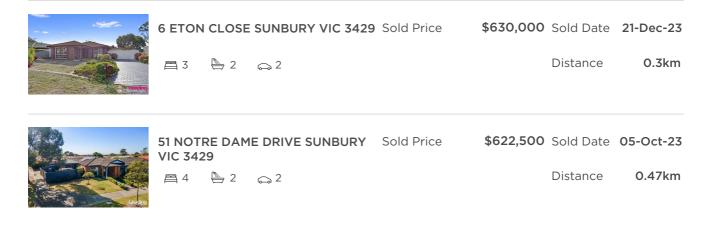
TRENT MASON

M 0433320407

E trent.mason@leadingrealestate.com.au

0.82km

Distance





20 XAVIER COURT SUNBURY VIC 3429	Sold Price	^{RS} \$570,000	Sold Date	12-Jan-24
🖴 3 👆 2 👝 2			Distance	0.6km
12 MAGDALENE COURT SUNBURY VIC 3429	Sold Price	\$620,000	Sold Date	21-Sep-23

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RS = Recent sale UN = Undisclosed Sale

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