

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

3/9 HIGHLANDS COURT 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/18 HEYSEN DRIVE SUNBURY VIC 3429	\$495,000	28-Jun-22
4/3-5 ANDERSON ROAD SUNBURY VIC 3429	\$532,000	01-Dec-22
4/7-9 ANDERSON ROAD SUNBURY VIC 3429	\$560,000	26-Nov-22

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: 05 December 2023



1/18 HEYSEN DRIVE SUNBURY VIC 3429 Sold Price **\$495,000** Sold Date **28-Jun-22**

3 1 1

Distance **0.42km**



4/3-5 ANDERSON ROAD SUNBURY VIC 3429 Sold Price **\$532,000** Sold Date **01-Dec-22**

3 1 1

Distance **0.64km**



4/7-9 ANDERSON ROAD SUNBURY VIC 3429 Sold Price **\$560,000** Sold Date **26-Nov-22**

3 1 1

Distance **0.64km**



2/52 DARBYSHIRE STREET SUNBURY VIC 3429 Sold Price **\$530,000** Sold Date **17-Oct-23**

3 1 -

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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