

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 HIGGS CIRCUIT 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 2024

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

7 MAIDEN DRIVE SUNBURY VIC 3429	\$650,000	08-Feb-24
16 ISABELLA STREET SUNBURY VIC 3429	\$640,000	30-Oct-23
41 HEYSEN DRIVE SUNBURY VIC 3429	\$627,000	25-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: 31 March 2024



7 MAIDEN DRIVE SUNBURY VIC 3429

 3  2  2

Sold Price

^{RS} **\$650,000**

Sold Date **08-Feb-24**

Distance **0.87km**



16 ISABELLA STREET SUNBURY VIC 3429

 3  2  2

Sold Price

\$640,000

Sold Date **30-Oct-23**

Distance **1.13km**



41 HEYSEN DRIVE SUNBURY VIC 3429

 3  2  2

Sold Price

\$627,000

Sold Date **25-Jan-24**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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