

## 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

50 HIGGINS AVENUE SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

6 FADDEN GROVE SUNBURY VIC 3429	\$680,000	11-Apr-24
10 CHICOLA CLOSE SUNBURY VIC 3429	\$700,000	06-Feb-24
8 SCULLIN COURT SUNBURY VIC 3429	\$688,000	28-Mar-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: 13 May 2024



**6 FADDEN GROVE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**11-Apr-24**

4 2 2

Distance

**0.65km**



**10 CHICOLA CLOSE SUNBURY VIC 3429**

Sold Price

**\$700,000**

Sold Date

**06-Feb-24**

4 2 1

Distance

**1.01km**



**8 SCULLIN COURT SUNBURY VIC 3429**

Sold Price

**\$688,000**

Sold Date

**28-Mar-24**

4 2 2

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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