

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

8 Broomfield Avenue 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

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2018

to

30 Sep 2019

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

8 Langport Crescent Sunbury VIC 3429	\$530,000	03-Oct-19
33 Courtney Drive Sunbury VIC 3429	\$486,000	04-May-19
24 Beckview Crescent Sunbury VIC 3429	\$545,000	27-Aug-19

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: 30 October 2019



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8 Langport Crescent Sunbury VIC 3429

4 2 2

Sold Price

^{RS} **\$530,000**

Sold Date **03-Oct-19**

Distance **0.22km**



33 Courtney Drive Sunbury VIC 3429

3 2 2

Sold Price

\$486,000

Sold Date **04-May-19**

Distance **0.28km**



24 Beckview Crescent Sunbury VIC 3429

3 2 2

Sold Price

\$545,000

Sold Date **27-Aug-19**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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