

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

2 HERBERT CRESCENT 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2022

to

31 Aug 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

7 MCCUBBIN COURT SUNBURY VIC 3429	\$595,000	14-Jul-23
36 HEYSEN DRIVE SUNBURY VIC 3429	\$633,000	03-May-23
171 GAP ROAD SUNBURY VIC 3429	\$554,000	17-Jul-23

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.~~

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7 MCCUBBIN COURT SUNBURY VIC 3429 Sold Price ^{RS} **\$595,000** Sold Date **14-Jul-23**

4 2 2

Distance **0.39km**



36 HEYSEN DRIVE SUNBURY VIC 3429 Sold Price **\$633,000** Sold Date **03-May-23**

3 2 2

Distance **0.22km**



171 GAP ROAD SUNBURY VIC 3429 Sold Price **\$554,000** Sold Date **17-Jul-23**

3 1 1

Distance **0.58km**

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

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