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	62 Higgins 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	$690,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Sunbury
Period-from	01 Oct 2020	to	30 Sep 2021	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
13 Riddell Road Sunbury VIC 3429	$680,000	21-Apr-21
282 Elizabeth Drive Sunbury VIC 3429	$717,000	26-May-21
7 Curtin Drive Sunbury VIC 3429	$712,000	13-Apr-21

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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13 Riddell Road Sunbury VIC 3429

4 2 1

Sold Price RS $680,000 Sold Date 21-Apr-21

Distance 0.55km

282 Elizabeth Drive Sunbury VIC 3429

4 2 2

Sold Price $717,000 Sold Date 26-May-21

Distance 0.62km

7 Curtin Drive Sunbury VIC 3429

4 2 2

Sold Price $712,000 Sold Date 13-Apr-21

Distance 0.89km

7 Chicola Close Sunbury VIC 3429

4 2 2

Sold Price $710,000 Sold Date 06-Mar-21

Distance 1.04km

10 Scullin Court Sunbury VIC 3429

4 2 2

Sold Price $685,000 Sold Date 06-Mar-21

Distance 1.11km

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

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