

## 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

24 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2020

to

31 Jan 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

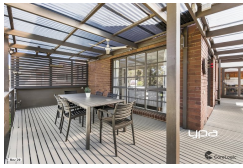
Date of sale

23 Casey Avenue Sunbury VIC 3429	\$631,000	06-Nov-20
64 Menzies Drive Sunbury VIC 3429	\$610,000	18-Aug-20
15 Woodstock Close Sunbury VIC 3429	\$645,000	02-Nov-20

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: 25 February 2021



**23 Casey Avenue Sunbury VIC 3429** Sold Price **\$631,000** Sold Date **06-Nov-20**

3 2 2

Distance **0.25km**



**64 Menzies Drive Sunbury VIC 3429** Sold Price **\$610,000** Sold Date **18-Aug-20**

3 2 1

Distance **0.35km**



**15 Woodstock Close Sunbury VIC 3429** Sold Price **\$645,000** Sold Date **02-Nov-20**

4 2 2

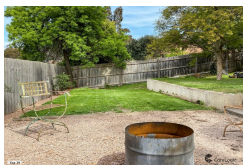
Distance **0.73km**



**19 Fisher Court Sunbury VIC 3429** Sold Price **\$625,000** Sold Date **23-Oct-20**

4 2 2

Distance **0.91km**



**22 Ardcloney Drive Sunbury VIC 3429** Sold Price **\$632,500** Sold Date **14-Oct-20**

4 2 1

Distance **1.11km**

RS = Recent sale      UN = Undisclosed Sale

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