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	3 Highgrove Drive 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	$820,000	&	$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	House	Suburb	Sunbury
Period-from	01 Oct 2019	to	30 Sep 2020	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
2 Parklea Court Sunbury VIC 3429	$840,000	10-Jun-20
7 Norfolk Grove Sunbury VIC 3429	$800,000	22-May-20
55 Highgrove Drive Sunbury VIC 3429	$850,000	05-Oct-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: 30 October 2020

BRAD TEAL
CONSIDER IT DONE
Matthew Makin
M 0412876412
E mmakin@bradteal.com.au



2 Parklea Court Sunbury VIC 3429

4 2 2

Sold Price RS **$840,000** Sold Date **10-Jun-20**

Distance **0.4km**



7 Norfolk Grove Sunbury VIC 3429

4 2 3

Sold Price **$800,000** Sold Date **22-May-20**

Distance **0.44km**



55 Highgrove Drive Sunbury VIC 3429

4 2 3

Sold Price RS **$850,000** UN Sold Date **05-Oct-20**

Distance **1.19km**

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

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