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	1 BRANIGAN COURT 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	$700,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$648,000	Property type	House	Suburb	Sunbury
Period-from	01 Jun 2023	to	31 May 2024	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
6 FADDEN GROVE SUNBURY VIC 3429	$680,000	11-Apr-24
30 RIDDELL ROAD SUNBURY VIC 3429	$705,000	24-May-24
50 RIDDELL ROAD SUNBURY VIC 3429	$720,000	16-Apr-24

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: 28 June 2024

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6 FADDEN GROVE SUNBURY VIC 3429

4 2 2

Sold Price **$680,000** Sold Date **11-Apr-24**

Distance **0.64km**



30 RIDDELL ROAD SUNBURY VIC 3429

4 2 -

Sold Price RS **$705,000** Sold Date **24-May-24**

Distance **0.47km**



50 RIDDELL ROAD SUNBURY VIC 3429

3 2 2

Sold Price **$720,000** Sold Date **16-Apr-24**

Distance **0.33km**

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

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