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	9 BROOMFIELD 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	$695,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	House	Suburb	Sunbury
Period-from	01 Jul 2023	to	30 Jun 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
5 ATKINSON CLOSE SUNBURY VIC 3429	$717,500	24-Feb-24
16 LONGMIRE COURT SUNBURY VIC 3429	$685,000	27-Jun-24
133 PHILLIP DRIVE SUNBURY VIC 3429	$680,000	27-Jan-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: 16 July 2024

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5 ATKINSON CLOSE SUNBURY VIC 3429

4 2 2

Sold Price **$717,500** Sold Date **24-Feb-24**

Distance **0.88km**



16 LONGMIRE COURT SUNBURY VIC 3429

4 2 2

Sold Price RS **$685,000** Sold Date **27-Jun-24**

Distance **0.4km**



133 PHILLIP DRIVE SUNBURY VIC 3429

4 2 2

Sold Price **$680,000** Sold Date **27-Jan-24**

Distance **0.28km**

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

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