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	4 LONGMIRE 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~~		or range between	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,500	Property type	House	Suburb	Sunbury
Period-from	01 Mar 2024	to	28 Feb 2025	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
12 CANTERBURY AVENUE SUNBURY VIC 3429	$770,000	13-Feb-25
18 KESWICK RISE SUNBURY VIC 3429	$755,000	24-Sep-24
26 CHARTER ROAD EAST SUNBURY VIC 3429	$785,000	13-Nov-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: 03 March 2025

Jayden Manno
M 0421 736 736
E jayden.manno@sunbury.rh.com.au



12 CANTERBURY AVENUE SUNBURY VIC 3429

4 2 2

Sold Price RS $770,000 Sold Date 13-Feb-25

Distance 1.38km



18 KESWICK RISE SUNBURY VIC 3429

4 2 2

Sold Price $755,000 Sold Date 24-Sep-24

Distance 1.43km



26 CHARTER ROAD EAST SUNBURY VIC 3429

5 2 -

Sold Price RS $785,000 UN Sold Date 13-Nov-24

Distance 1.73km

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

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