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<br>Including suburb and postcode | 3 HARCOURT CLOSE 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 | $725,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $660,000 | Property type | House | Suburb | Sunbury |
| Period-from | 01 Jun 2024 | to | 31 May 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 |
|---|---|---|
| 35 FULLBROOK DRIVE SUNBURY VIC 3429 | $715,000 | 25-Mar-25 |
| 39 ARCHER AVENUE SUNBURY VIC 3429 | $728,700 | 28-Apr-25 |
| 14 HIGGS CIRCUIT SUNBURY VIC 3429 | $697,000 | 24-Mar-25 |

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: 19 June 2025

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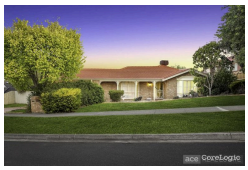

**35 FULLBROOK DRIVE SUNBURY VIC 3429**

4 2 2

Sold Price **$715,000** Sold Date **25-Mar-25**

Distance **1.44km**



**39 ARCHER AVENUE SUNBURY VIC 3429**

4 2 2

Sold Price RS **$728,700** Sold Date **28-Apr-25**

Distance **1.51km**



**14 HIGGS CIRCUIT SUNBURY VIC 3429**

4 2 -

Sold Price **$697,000** Sold Date **24-Mar-25**

Distance **1.88km**

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

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