

## 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

16 Brigade Street Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$252,000

Property type

Land

Suburb

Sunbury

Period-from

01 Nov 2020

to

31 Oct 2021

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

14 Brigade Street Sunbury VIC 3429	\$470,000	12-Aug-21
LOT 430 Iredale Promenade Sunbury VIC 3429	\$505,900	07-Aug-21

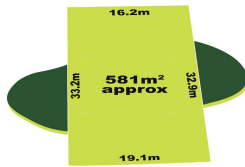
OR

**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.

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14 Brigade Street Sunbury VIC 3429 Sold Price **\$470,000** Sold Date **12-Aug-21**



Distance **0.02km**



LOT 430 Iredale Promenade  
Sunbury VIC 3429

Sold Price <sup>RS</sup> **\$505,900** Sold Date **07-Aug-21**



Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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