

## 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

6 Longacre Avenue 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

\$775,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2019

to

31 Jul 2020

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 Rosenthal Boulevard Sunbury VIC 3429	\$830,000	06-Feb-20
34 Light Horse Circuit Sunbury VIC 3429	\$772,500	17-Jun-20
100 Belleview Drive Sunbury VIC 3429	\$766,000	10-Jul-20

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 August 2020



**6 Rosenthal Boulevard Sunbury VIC 3429** Sold Price **\$830,000** Sold Date **06-Feb-20**

4 2 2

Distance **0.56km**



**34 Light Horse Circuit Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$772,500** <sup>UN</sup> Sold Date **17-Jun-20**

- 2 2

Distance **1.23km**



**100 Belleview Drive Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$766,000** Sold Date **10-Jul-20**

4 2 2

Distance **1.59km**



**1 Bridle Street Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$775,000** Sold Date **11-Jun-20**

4 3 2

Distance **4.93km**

RS = Recent sale UN = Undisclosed Sale

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