



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

84 Phillip Drive, Sunbury, VIC 3429

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$780,000 & \$850,000

MEDIAN SALE PRICE

Median price \$521,965 | House | Sunbury (3429)

Period - From 31 May 2017 to 31 May 2018 | Source - rp data core logic

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
42 BANNON AVENUE, SUNBURY VIC 3429	\$760,000	18/04/2018
140 PHILLIP DRIVE, SUNBURY VIC 3429	\$860,000	28/02/2018
3 PUGH COURT, SUNBURY VIC 3429	\$775,000	07/10/2018