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## STATEMENT OF INFORMATION

Prepared on 20 Apr 2018

### HOUSE Offered for Sale

2 Torres Court Sunbury VIC 3429

3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$460,000

### Median Sale Price

\$499,250 Houses in Sunbury between Apr 2017 - Mar 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**19 Landsborough Drive Sunbury VIC 3429**

3 2 6

Sold Price **\$485,000** Sold Date **18-Nov-17**

Distance **0.1km**



**1 Lambert Avenue Sunbury VIC 3429**

3 1 2

Sold Price **\$437,000** Sold Date **18-Nov-17**

Distance **0.12km**



**42 Burke Road Sunbury VIC 3429**

3 1 3

Sold Price **\$469,000** Sold Date **05-Mar-18**

Distance **0.44km**

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