



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

38 Felton Avenue,  
SUNBURY VIC 3429

3 1 2

Indicative selling price

**\$345,000 - \$375,000**

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

Median sale price

**\$417,000**

Median **Houses** for **Sunbury** as at **May 2017**

Sourced from [realestate.com.au](http://realestate.com.au)

### 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.

24 Felton Avenue Sunbury VIC 3429	<b>\$370,000</b>	SOLD 3 FEB 2017
48 Dobell Avenue Sunbury VIC 3429	<b>\$370,000</b>	SOLD 20 DEC 2016
167 Gap Road Sunbury VIC 3429	<b>\$395,000</b>	SOLD 13 MAY 2017



**firstnational** REAL ESTATE | L.J. Whorlow

### Contact agent

Shantelle Cardwell-Smith  
Senior Sales Consultant /  
Licensed Real Estate Agent

**03 9740 9000**

**0421 217 582**

[shantelle@ljwhorlow.com.au](mailto:shantelle@ljwhorlow.com.au)