



## STATEMENT OF INFORMATION

24 RETREAT CRESCENT, SUNBURY, VIC 3429

PREPARED BY JOSH ABDILLA, RED CREEK REAL ESTATE, PHONE: 0404361226

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 RETREAT CRESCENT, SUNBURY, VIC**

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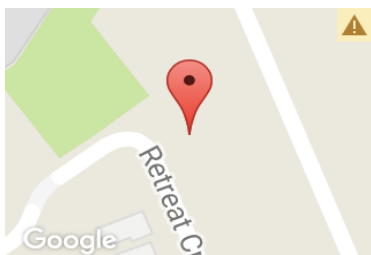
### Indicative Selling Price

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

Price Range: **\$540,000 to \$580,000**

Provided by: Josh Abdilla, Red Creek Real Estate

## MEDIAN SALE PRICE



**SUNBURY, VIC, 3429**

Suburb Median Sale Price (House)

**\$485,000**

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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 six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

|                                             |                                        |
|---------------------------------------------|----------------------------------------|
| Address<br>Including suburb and<br>postcode | 24 RETREAT CRESCENT, SUNBURY, VIC 3429 |
|---------------------------------------------|----------------------------------------|

Indicative selling price

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

|              |                        |
|--------------|------------------------|
| Price Range: | \$540,000 to \$580,000 |
|--------------|------------------------|

Median sale price

|              |                                     |       |                                     |        |                                                                                      |        |         |
|--------------|-------------------------------------|-------|-------------------------------------|--------|--------------------------------------------------------------------------------------|--------|---------|
| Median price | \$485,000                           | House | <input checked="" type="checkbox"/> | Unit   | <input type="checkbox"/>                                                             | Suburb | SUNBURY |
| Period       | 01 January 2017 to 31 December 2017 |       |                                     | Source |  |        |         |

Comparable property sales

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 six months.