



STATEMENT OF INFORMATION

60A MELBA AVENUE, SUNBURY, VIC 3429

PREPARED BY WENDI TURNER, RED CREEK REAL ESTATE, PHONE: 0435770030

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60A MELBA AVENUE, SUNBURY, VIC 3429  3  2  1

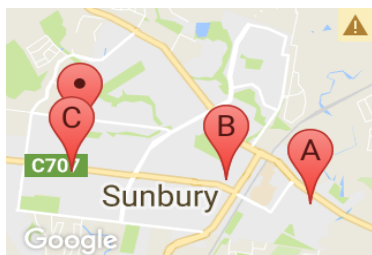
Indicative Selling Price

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

Price Range: \$375,000 to \$415,000

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



SUNBURY, VIC, 3429

Suburb Median Sale Price (Unit)

\$351,500

01 January 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2/31 JACKSON ST, SUNBURY, VIC 3429

 2  1  1

Sale Price

***\$420,000**

Sale Date: 24/07/2017

Distance from Property: 3.2km



3/46 PASLEY ST, SUNBURY, VIC 3429

 2  1  2

Sale Price

\$410,000

Sale Date: 17/03/2017

Distance from Property: 2km



1/8 SEBASTIAN PL, SUNBURY, VIC 3429

 3  2  1

Sale Price

***\$395,000**

Sale Date: 08/07/2017

Distance from Property: 493m



This report has been compiled on 31/08/2017 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
Including suburb and
postcode

60A MELBA AVENUE, SUNBURY, VIC 3429

Indicative selling price

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

Price Range:

\$375,000 to \$415,000

Median sale price

Median price

\$351,500

House

☒

Unit

☐

Suburb

SUNBURY

Period

01 January 2017 to 30 June 2017

Source

 pricfinder

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
2/31 JACKSON ST, SUNBURY, VIC 3429	*\$420,000	24/07/2017
3/46 PASLEY ST, SUNBURY, VIC 3429	\$410,000	17/03/2017
1/8 SEBASTIAN PL, SUNBURY, VIC 3429	*\$395,000	08/07/2017