



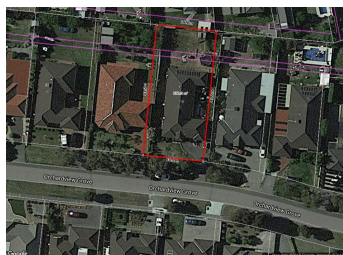
## STATEMENT OF INFORMATION

10 ORCHARDVIEW GROVE, SUNBURY, VIC 3429

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 ORCHARDVIEW GROVE, SUNBURY, VIC**  4  2  2

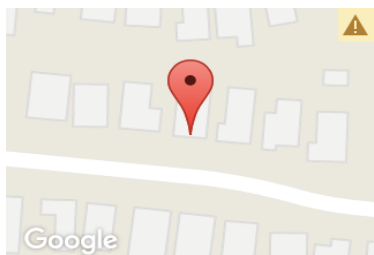
### Indicative Selling Price

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

**Price Range:** **\$490,000 to \$540,000**

Provided by: Wendi Turner, Red Creek Real Estate

## MEDIAN SALE PRICE



**SUNBURY, VIC, 3429**

Suburb Median Sale Price (House)

**\$532,000**

01 October 2017 to 31 March 2018

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 | 10 ORCHARDVIEW GROVE, 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: | \$490,000 to \$540,000 |
|--------------|------------------------|

Median sale price

|              |                                  |       |                                     |        |                                                                                      |        |         |
|--------------|----------------------------------|-------|-------------------------------------|--------|--------------------------------------------------------------------------------------|--------|---------|
| Median price | \$532,000                        | House | <input checked="" type="checkbox"/> | Unit   | <input type="checkbox"/>                                                             | Suburb | SUNBURY |
| Period       | 01 October 2017 to 31 March 2018 |       |                                     | 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.