



STATEMENT OF INFORMATION

7 LONGACRE 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



7 LONGACRE AVENUE, SUNBURY, VIC

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Indicative Selling Price

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

Price Range: \$379,000 to \$399,000

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



SUNBURY, VIC, 3429

Suburb Median Sale Price (Vacant Land)

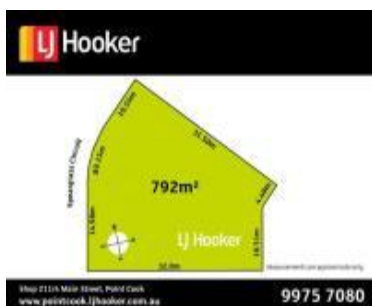
\$220,001

01 April 2017 to 30 September 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.



SPEARGRASS CT, SUNBURY, VIC 3429

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Sale Price

***\$355,000**

Sale Date: 25/09/2017

Distance from Property: 4.9km



1 COOK CRT, SUNBURY, VIC 3429

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Sale Price

***\$390,000**

Sale Date: 18/11/2017

Distance from Property: 2.1km



50 GAP RD, SUNBURY, VIC 3429

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Sale Price

***\$650,000**

Sale Date: 08/06/2017

Distance from Property: 2.4km



This report has been compiled on 07/12/2017 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

7 LONGACRE AVENUE, SUNBURY, VIC 3429

Indicative selling price

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

Price Range:

\$379,000 to \$399,000

Median sale price

Median price

\$220,001

House

Unit

Suburb

SUNBURY

Period

01 April 2017 to 30 September 2017

Source



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
SPEARGRASS CT, SUNBURY, VIC 3429	*\$355,000	25/09/2017
1 COOK CRT, SUNBURY, VIC 3429	*\$390,000	18/11/2017
50 GAP RD, SUNBURY, VIC 3429	*\$650,000	08/06/2017