



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**14 Manrico Court,  
SUNBURY 3429**

### Indicative selling price

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

**Range \$495,000 - \$535,000**

### Median sale price

Median **House** for **SUNBURY** for period **Aug 2018 - Aug 2019**

Sourced from **Corelogic**.

**\$315,000**

### 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 the most comparable to the property for sale.

**126 McKell Avenue,**  
Sunbury 3429

**Price \$510,000** Sold 18 April  
2019

**8 Counsel Court,**  
Sunbury 3429

**Price \$540,000** Sold 24 May  
2019

**33 McEwen Drive,**  
Sunbury 3429

**Price \$503,000** Sold 29 May  
2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

House



4 beds



2 baths



2 parking

**Leeburn & Company Sales Pty Ltd**

6 Brook Street,  
Sunbury VIC 3429

### Contact agents



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