



STATEMENT OF INFORMATION

6 MAGUIRE DRIVE, SUNBURY, VIC 3429

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MAGUIRE DRIVE, SUNBURY, VIC 3429

 4  1  -

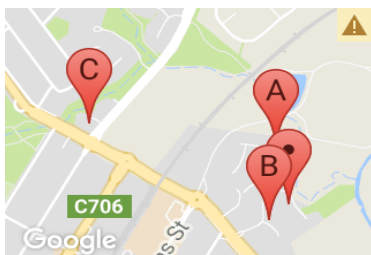
Indicative Selling Price

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

Price Range: \$595,000 to \$635,000

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



SUNBURY, VIC, 3429

Suburb Median Sale Price (House)

\$516,500

01 July 2017 to 31 December 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.



34 ARDCLONEY DR, SUNBURY, VIC 3429

 4  1  1

Sale Price

***\$610,000**

Sale Date: 01/03/2018

Distance from Property: 218m



6 ARDCLONEY DR, SUNBURY, VIC 3429

 4  2  2

Sale Price

****\$620,000**

Sale Date: 18/11/2017

Distance from Property: 85m



3 KNOX CRT, SUNBURY, VIC 3429

 3  2  1

Sale Price

***\$650,000**

Sale Date: 10/03/2018

Distance from Property: 716m



This report has been compiled on 21/03/2018 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2018 - 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

6 MAGUIRE DRIVE, SUNBURY, VIC 3429

Indicative selling price

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

Price Range:

\$595,000 to \$635,000

Median sale price

Median price

\$516,500

House

X

Unit

Suburb

SUNBURY

Period

01 July 2017 to 31 December 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
34 ARDCLONEY DR, SUNBURY, VIC 3429	*\$610,000	01/03/2018
6 ARDCLONEY DR, SUNBURY, VIC 3429	**\$620,000	18/11/2017
3 KNOX CRT, SUNBURY, VIC 3429	*\$650,000	10/03/2018