

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

17 McComb Street, Sunbury, VIC 3429

INDICATIVE SELLING PRICE

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

Range Between \$400,000 & \$440,000

MEDIAN SALE PRICE

Median price \$542,000 | House | Sunbury (3429)

Period - From 1 November 2018 to 26 November 2017 | Source - RealEstate.com.au

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 |
|--|------------------|-------------------|
| 31 DOBELL AVENUE, SUNBURY VIC 3429 | \$470,000 | 03/09/2018 |
| 47 COLLINS STREET, SUNBURY VIC 3429 | \$465,000 | 16/11/2018 |
| 30 FELTON AVENUE, SUNBURY VIC 3429 | \$450,000 | 09/11/2018 |