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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

41 Watersprite Boulevard Sunbury VIC 3429

4 2 2

Indicative Selling Price

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

Range between \$630,000 & \$660,000

Median Sale Price

\$425,750 Houses in Sunbury between Oct 2016 - Sep 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 Red Robin Lane Sunbury VIC 3429

5 3 2

Sold Price **\$610,000** Sold Date **17-Aug-17**

Distance **0.09km**



3 Paperbark Avenue Sunbury VIC 3429

5 3 2

Sold Price **\$675,000** Sold Date **27-Sep-17**

Distance **0.59km**



11 Bellevue Drive Sunbury VIC 3429

4 2 4

Sold Price **\$630,000** Sold Date **07-Jun-17**

Distance **0.87km**

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