



STATEMENT OF INFORMATION

102 RESERVOIR ROAD, SUNBURY, VIC

PREPARED BY JOSH ABDILLA, RED CREEK REAL ESTATE, PHONE: 0404361226

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



102 RESERVOIR ROAD, SUNBURY, VIC

 3  2  2

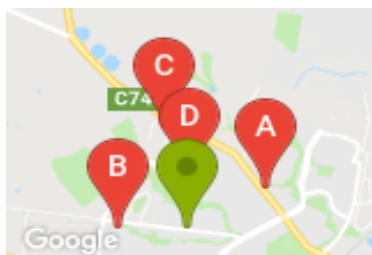
Indicative Selling Price

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

Price Range: \$565,000 to \$595,000

Provided by: Josh Abdilla, Red Creek Real Estate

MEDIAN SALE PRICE



SUNBURY, VIC, 3429

Suburb Median Sale Price (House)

\$538,000

01 January 2018 to 30 June 2018

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.



130 RIDGELL RD, SUNBURY, VIC 3429

 3  2  4

Sale Price

***\$609,000**

Sale Date: 22/06/2018

Distance from Property: 1.2km



4 MCGEORGE CRT, SUNBURY, VIC 3429

 3  2  2

Sale Price

\$585,000

Sale Date: 21/05/2018

Distance from Property: 927m



11 GREENHILL CRT, SUNBURY, VIC 3429

 3  2  2

Sale Price

***\$585,000**

Sale Date: 10/05/2018

Distance from Property: 1.5km



This report has been compiled on 05/07/2018 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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54 REES RD, SUNBURY, VIC 3429

 3  2  2

Sale Price

\$560,000

Sale Date: 05/05/2018

Distance from Property: 741m



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

102 RESERVOIR ROAD, SUNBURY, VIC

Indicative selling price

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

Price Range:

\$565,000 to \$595,000

Median sale price

Median price

\$538,000

House

X

Unit


Suburb

SUNBURY

Period

01 January 2018 to 30 June 2018

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
130 RIDDELL RD, SUNBURY, VIC 3429	*\$609,000	22/06/2018
4 MCGEORGE CRT, SUNBURY, VIC 3429	\$585,000	21/05/2018
11 GREENHILL CRT, SUNBURY, VIC 3429	*\$585,000	10/05/2018
54 REES RD, SUNBURY, VIC 3429	\$560,000	05/05/2018