



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 43 Carnoustie Drive, SUNBURY 3429

#### Indicative selling price

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

**Range \$430,000 - \$460,000**

#### Median sale price

Median **House** for **SUNBURY** for period **Nov 2018 - May 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$550,500**

#### 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.

<b>42 Notre Dame Drive,</b> Sunbury 3429	<b>Price \$450,000</b> Sold 08 August 2019
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<b>46 Notre Dame Drive,</b> Sunbury 3429	<b>Price \$430,000</b> Sold 08 April 2019
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<b>3 Timbertop Road,</b> Sunbury 3429	<b>Price \$436,000</b> Sold 25 February 2019
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This Statement of Information was prepared on 20th Nov 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 [realestate.com.au](http://realestate.com.au).

#### Leading Real Estate Sunbury

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#### Contact agents



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