

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 179A Oshanassy Street, Sunbury, Victoria, 3429

### Indicative selling price

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

Single price \$ or range between \$310,000 & \$325,000

### Median sale price

Median price \$315,000

Property type Land

Suburb Sunbury

Period - From October, 2018

to

October, 2019

Source pricefinder.com.au

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 26 Healy Avenue, Sunbury	\$315,000	16/07/2019
2 68 Light Horse Court, Sunbury	\$300,000	20/05/2019
3 599 Elizabeth Drive, Sunbury	\$350,000	03/09/2019

This Statement of Information was prepared on: Monday 28<sup>th</sup> October, 2019