

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 BRADMAN DRIVE, SUNBURY, VIC

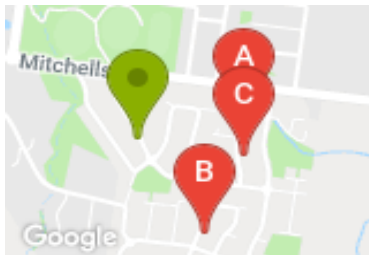
 4  2  2

Indicative Selling Price

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

Price Range: \$575,000 to \$605,000

MEDIAN SALE PRICE



SUNBURY, VIC, 3429

Suburb Median Sale Price (House)

\$520,000

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

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.



3 STACKPOLE CRES, SUNBURY, VIC 3429

 4  2  2

Sale Price

***\$550,000**

Sale Date: 07/05/2018

Distance from Property: 355m



37 HIGGS CCT, SUNBURY, VIC 3429

 4  2  2

Sale Price

\$600,000

Sale Date: 24/03/2018

Distance from Property: 404m



19 STACKPOLE CRES, SUNBURY, VIC 3429

 5  2  2

Sale Price

***\$631,000**

Sale Date: 18/05/2018

Distance from Property: 354m



This report has been compiled on 26/06/2018 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

20 BRADMAN DRIVE, SUNBURY, VIC

Indicative selling price

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

Price Range:

\$575,000 to \$605,000

Median sale price

Median price

\$520,000

House

X

Unit

Suburb

SUNBURY

Period

01 April 2017 to 31 March 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
3 STACKPOLE CRES, SUNBURY, VIC 3429	*\$550,000	07/05/2018
37 HIGGS CCT, SUNBURY, VIC 3429	\$600,000	24/03/2018
19 STACKPOLE CRES, SUNBURY, VIC 3429	*\$631,000	18/05/2018