

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

21a Keith Avenue, Sunbury Vic 3429

## Indicative selling price

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

Range between \$440,000

&amp;

\$484,000

## Median sale price

Median price \$534,000

House

X

Unit

Suburb Sunbury

Period - From 01/07/2017

to

30/06/2018

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

~~A\* 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
1		
2		
3		

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

21a Keith Avenue, Sunbury Vic 3429

Merryn Schmidt

(03) 9831 3007

0413 994 597

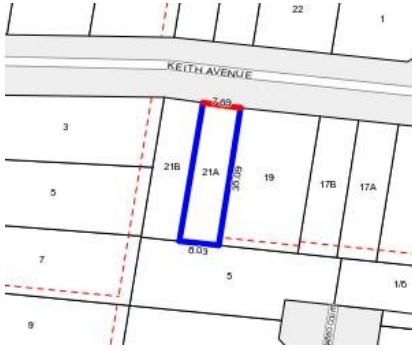
merryns@metrops.com.au

**Indicative Selling Price**

\$440,000 - \$484,000

**Median House Price**

Year ending June 2018: \$534,000



 3  2  1-2

**Rooms:**

**Property Type:** House

**Land Size:** 277 sqm approx

**Agent Comments**

## Comparable Properties



**8/50-54 Darbyshire St SUNBURY 3429 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$485,000

**Method:** Private Sale

**Date:** 15/09/2018

**Rooms:** -

**Property Type:** House



**7 Bolt PI SUNBURY 3429 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$455,000

**Method:** Private Sale

**Date:** 24/05/2018

**Rooms:** -

**Property Type:** House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.