



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 71 Balmoral Circuit, SUNBURY 3429

Indicative selling price

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

Range \$650,000 - \$690,000

Median sale price

Median **House** for **SUNBURY** for period **Oct 2018 - Apr 2019**

Sourced from 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.

50 Balmoral Circuit, Sunbury 3429	Price \$690,000 Sold 11 July 2019
64 Balmoral Circuit, Sunbury 3429	Price \$640,000 Sold 04 June 2019
16 Wheeler Court, Sunbury 3429	Price \$685,000 Sold 09 May 2019

This Statement of Information was prepared on 23rd Oct 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.

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