



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

## Units 1-8, 159 O'Shanassy Street SUNBURY VIC 3429

16 8 8

Indicative selling price

**\$237,500 - \$265,000**

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

Median sale price

**\$331,000**

Median sale price for Units in Sunbury as at June 2017

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

### 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.

1/11-13 Pasley Street Sunbury VIC 3429	<b>\$295,000</b>	SOLD 11 JAN 2017
--	------------------	------------------

5/61-63 Liger Street Sunbury VIC 3429	<b>\$335,000</b>	SOLD 15 FEB 2017
---	------------------	------------------

7/28-30 Darbyshire Street Sunbury VIC 3429	<b>\$345,000</b>	SOLD 3 APR 2017
--	------------------	-----------------



### Contact agent

**Shantelle Cardwell-Smith**  
Senior Sales Consultant /  
Licensed Real Estate Agent

**03 9740 9000**

**0421 217 582**

**[shantelle@ljwhorlow.com.au](mailto:shantelle@ljwhorlow.com.au)**