

## 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

8 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

\$460,000

&amp;

\$506,000

## Median sale price

Median price

\$520,000

House

X

Unit

Suburb

Sunbury

Period - From

01/10/2017

to

31/12/2017

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	59 Davenport Dr SUNBURY 3429	\$499,000	16/12/2017
2	5 Crawford Way SUNBURY 3429	\$460,000	02/12/2017
3	13a Keith Av SUNBURY 3429	\$453,000	27/11/2017

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.

8 Keith Avenue, Sunbury Vic 3429

Merryn Schmidt

(03) 9831 3007

0413 994 597

merryns@metrops.com.au

**Indicative Selling Price**

\$460,000 - \$506,000

**Median House Price**

December quarter 2017: \$520,000



3 2 2-3

**Rooms:**

**Property Type:** House

**Land Size:** Approx. 410m2 sqm approx

**Agent Comments**

## Comparable Properties



**59 Davenport Dr SUNBURY 3429 (REI)**

**Agent Comments**

3 2 2

**Price:** \$499,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 664 sqm approx



**5 Crawford Way SUNBURY 3429 (REI)**

**Agent Comments**

3 2 2

**Price:** \$460,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**13a Keith Av SUNBURY 3429 (REI)**

**Agent Comments**

3 2 1

**Price:** \$453,000

**Method:** Sold Before Auction

**Date:** 27/11/2017

**Rooms:** -

**Property Type:** House