

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	88 Muirfield Drive, Sunbury, VIC 3429
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Indicative selling price

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

Price Range	\$550,000	&	\$590,000
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Median sale price

Median price	\$677,500	Property Type	House	Suburb	Sunbury (3429)
Period - From	26/09/2022	to	26/09/2022	Source	Core Logic RP Data

Comparable property sales

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
15 TULSA DRIVE SUNBURY VIC 3429	\$650,000	21/04/2022
15 PEBBLE BEACH COURT SUNBURY VIC 3429	\$605,000	26/04/2022
4 AINSDALE COURT SUNBURY VIC 3429	\$632,000	02/08/2022

This Statement of Information was prepared on: 18/10/2022