



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**55 Muirfield Drive,  
SUNBURY 3429**

### Indicative selling price

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

**Range \$495,000 - \$535,000**

### Median sale price

Median **House** for **SUNBURY** for period **Sep 2018 - Jan 2019**

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

|  |  |
|--|--|
| <b>4 Teal Court,</b><br>Sunbury 3429   | <b>Price \$520,000</b> Sold 13 July 2018     |
| <b>4 Xavier Court,</b><br>Sunbury 3429 | <b>Price \$545,000</b> Sold 19 June 2018     |
| <b>1 McGill Court,</b><br>Sunbury 3429 | <b>Price \$565,000</b> Sold 15 November 2018 |

### 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](http://realestate.com.au).

### Leading Real Estate Sunbury

Shop 3, 2 Brook Street,  
Sunbury VIC 3429

### Contact agents



**Adam Sacco**

(03) 9744 2244  
0409 033 644

[adam.sacco@leadingrealestate.com.au](mailto:adam.sacco@leadingrealestate.com.au)

**Leading**  
REAL ESTATE