



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**11 Simpson Avenue,  
SUNBURY 3429**

House



3 beds



1 baths

### Indicative selling price

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

**Range \$490,000 - \$520,000**

### Median sale price

Median **House** for **SUNBURY** for period **Aug 2018 - Sep 2018**

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

**\$540,000**

### 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.

**137 Gap Road,**  
Sunbury 3429

**Price \$520,000** Sold 03  
August 2018

**75 Cover Drive,**  
Sunbury 3429

**Price \$510,000** Sold 31 July  
2018

**7 Kavel Court,**  
Sunbury 3429

**Price \$510,000** Sold 24  
March 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

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### Contact agents



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