



STATEMENT OF INFORMATION

34 ROLLING MEADOWS DRIVE, SUNBURY, VIC 3429
PREPARED BY WENDI TURNER, RED CREEK REAL ESTATE, PHONE: 0435770030



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 ROLLING MEADOWS DRIVE, SUNBURY, 4 2 5 6

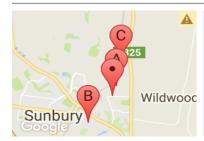
Indicative Selling Price

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

\$980,000 to \$1078,000 **Price Range:**

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



SUNBURY, VIC, 3429

Suburb Median Sale Price (House)

\$430,000

01 January 2017 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



28 THE OLD STOCK RUN, SUNBURY, VIC 3429 🖾 4







Sale Price

\$950,000

Sale Date: 28/02/2017

Distance from Property: 612m





50 VAUGHAN ST, SUNBURY, VIC 3429







Sale Price

\$1,000,000

Sale Date: 03/06/2017

Distance from Property: 2km





45 RAES RD, SUNBURY, VIC 3429







Sale Price

*\$1.080.000

Sale Date: 22/09/2017

Distance from Property: 2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	34 ROLLING MEADOWS 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: \$980,000 to \$1078,000

Median sale price

Median price	\$430,000	House X	Unit	Suburb	SUNBURY
Period	01 January 2017 to 30 June 2017		Source		ricefinder

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.

Address of comparable property	Price	Date of sale
28 THE OLD STOCK RUN, SUNBURY, VIC 3429	\$950,000	28/02/2017
50 VAUGHAN ST, SUNBURY, VIC 3429	\$1,000,000	03/06/2017
45 RAES RD, SUNBURY, VIC 3429	*\$1,080,000	22/09/2017

