



## 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  6

### Indicative Selling Price

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

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

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: 

## 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  2  2

Sale Price

**\$950,000**

Sale Date: 28/02/2017

Distance from Property: 612m



**50 VAUGHAN ST, SUNBURY, VIC 3429**

 4  4  10

Sale Price

**\$1,000,000**

Sale Date: 03/06/2017

Distance from Property: 2km



**45 RAES RD, SUNBURY, VIC 3429**

 3  2  9

Sale Price

**\*\$1,080,000**

Sale Date: 22/09/2017

Distance from Property: 2km



This report has been compiled on 27/09/2017 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

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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



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