leyton
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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	8 Eileens Way Sunbury VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$330,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$260,000	*House		*Unit		Suburb	Sunbury
Period-from	01 Nov 2017	to	31 Oct 2018			Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
61 Budburst Drive Sunbury VIC 3429	$450,000	02-May-18
39 Rosenthal Boulevard Sunbury VIC 3429	$380,000	06-Sep-18
37 Healy Avenue Sunbury VIC 3429	$335,000	18-May-18

OR

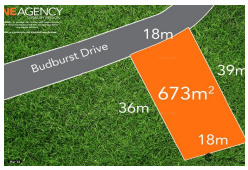
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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61 Budburst Drive Sunbury VIC 3429

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Sold Price **$450,000** Sold Date **02-May-18**

Distance **0.32km**



39 Rosenthal Boulevard Sunbury VIC 3429

- - -

Sold Price **$380,000** Sold Date **06-Sep-18**

Distance **0.36km**



37 Healy Avenue Sunbury VIC 3429

- - -

Sold Price **$335,000** Sold Date **18-May-18**

Distance **0.91km**

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