

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2 Windarra Court, Sunbury, VIC 3429

INDICATIVE SELLING PRICE

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

Single Price \$585,000

MEDIAN SALE PRICE

Median price \$495,000 | House | Sunbury (3429)

Period - From 1 February 2017 to 5 February 2018 | Source - RealEstate.com

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
20 BRETT COURT, SUNBURY VIC 3429	\$570,000	02/09/2017
39 COLLINS STREET, SUNBURY VIC 3429	\$548,000	07/10/2017
26 HIGGS CIRCUIT, SUNBURY VIC 3429	\$580,000	15/12/2017