



## 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

**64 Aldridge Drive, Sunbury, VIC 3429**

#### INDICATIVE SELLING PRICE

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

**Range Between \$740,000 & \$780,000**

#### MEDIAN SALE PRICE

**Median price \$461,000 | House | Sunbury (3429)**

**Period - From 13 November 2016 to 13 November 2017 | Source - rp data core logic**

#### 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
<b>230 RIDDELL RD, SUNBURY VIC 3429</b>	<b>\$780,000</b>	<b>07/09/2017</b>
<b>23 MAYFIN CT, SUNBURY VIC 3429</b>	<b>\$795,000</b>	<b>08/11/2017</b>
<b>1 ACACIA CT, SUNBURY VIC 3429</b>	<b>\$786,000</b>	<b>27/10/2017</b>