

**Proposed  
New  
Dwelling**

**732sqm  
(approx.)**

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3 McGeorge Court,  
SUNBURY 3429**

House



3 beds



1 baths



1 parking

### Indicative selling price

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

**Range from \$455,000 -  
\$500,000**

### Median sale price

Median **House** for **SUNBURY** for period **Jul 2016 - Jul 2017**  
Sourced from **Core Logic**.

**\$411,000**

### 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 the most comparable to the property for sale.

**18 Abella Court,** Sunbury 3429      Price **\$461,000** Sold 21 March 2017

**13 McCubbin Court,** Sunbury 3429      Price **\$475,000** Sold 11 April 2017

**17 Longmire Court,** Sunbury 3429      Price **\$480,000** Sold 24 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

### Contact agents

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