

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address

### Indicative selling price

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

Single price \$\*  or range between \$\* 220,000 & \$ 240,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 280,000 \*House  \*Unit  Suburb

Period - From  to  Source

### 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
1 33 Wedmore Cr Sunbury 3429	\$ \$240,000	18.6.2019
2 18 Amity Pl Sunbury 3429	\$ 225,000	29.4.2019
3 6 Fragrant St Sunbury 3429	\$ 230,000	11.4.2019

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.~~

SEDDON

94 Charles Street  
9689 9000

FOOTSCRAY

273 Barkly Street  
9687 1344

DEER PARK

93 Station Road  
9363 6333