



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

6 Dyson Drive, Sunbury, VIC 3429

INDICATIVE SELLING PRICE

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

Range Between \$490,000 & \$530,000

MEDIAN SALE PRICE

Median price \$487,000 | House | Sunbury (3429)

Period - From 10 October 2017 to 16 January 2018 | 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 |
|---|------------------|-------------------|
| 5 CRAWFORD WAY, SUNBURY VIC 3429 | \$460,000 | 04/12/2017 |
| 3 BOWEN COURT, SUNBURY VIC 3429 | \$510,000 | 11/11/2017 |
| 45 DYSON DRIVE, SUNBURY VIC 3429 | \$530,000 | 18/01/2018 |