



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

10 FENTONHILL PARADE, Sunbury, VIC 3429

INDICATIVE SELLING PRICE

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

Range Between \$850,000 & \$900,000

MEDIAN SALE PRICE

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

Period - From 1 January 2017 to 1 January 2018 | Source - Realestate.com.au

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
8 FENTONHILL PARADE, SUNBURY VIC 3429	\$880,000	11/10/2017
1 WHITECHAPEL WAY, SUNBURY VIC 3429	\$870,000	21/12/2017
17 THE STRAND, SUNBURY VIC 3429	\$910,000	22/08/2017