



## 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

**4 Fragrant Street, 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 \$540,000 & \$579,000**

### MEDIAN SALE PRICE

**Median price \$530,000 | House | Sunbury (3429)**

**Period - From 7 February 2018 to 3 September 2018 | Source - R P 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>25 WILDFLOWER DRIVE, SUNBURY VIC 3429</b>	<b>\$522,000</b>	<b>31/07/2018</b>
<b>17 WILDFLOWER DRIVE, SUNBURY VIC 3429</b>	<b>\$590,000</b>	<b>03/09/2018</b>
<b>4 DUNROSSIL DRIVE, SUNBURY VIC 3429</b>	<b>\$555,000</b>	<b>23/05/2018</b>