



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

181 Reservoir Road, Sunbury, VIC 3429

INDICATIVE SELLING PRICE

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

Range Between \$490,000 & \$539,000

MEDIAN SALE PRICE

Median price \$545,000 | House | Sunbury (3429)

Period - From 8 November 2018 to 8 May 2019 | Source - REA

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
1 BAKER RISE, SUNBURY VIC 3429	\$490,000	19/02/2019
70 RESERVOIR ROAD, SUNBURY VIC 3429	\$428,000	10/01/2019
16 ABELIA COURT, SUNBURY VIC 3429	\$515,000	19/02/2019