



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**10 Ironbark Drive,  
SUNBURY 3429**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$695,000 - \$750,000**

### Median sale price

Median **House** for **SUNBURY** for period **Jul 2018 - Jun 2019**

Sourced from **Corelogic**.

**\$325,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**68-70 Westminster Grv,**  
Sunbury 3429

Price **\$805,000** Sold 30  
October 2018

**8 Hoya Place,**  
Sunbury 3429

Price **\$685,000** Sold 12 July  
2019

**17 Citriodora Circuit,**  
Sunbury 3429

Price **\$790,000** Sold 01 July  
2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

### Leeburn & Company Sales Pty Ltd

6 Brook Street,  
Sunbury VIC 3429

### Contact agents



**Derek Dredge**

03 9744 1455

0407 055 587

[derek@leeburn.com.au](mailto:derek@leeburn.com.au)

