Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Nira Drive, Sunbury, VIC 3429

Indicative selling price

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

Price Range	$760,000	&	$810,000

Median sale price

Median price	$670,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	09/03/2023	to	09/06/2023	Source	Core Logic

Comparable property sales

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 25/07/2023