BRAD TEAL

# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

85 Albert Road Sunbury VIC 3429

5 2 3

## Indicative Selling Price

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

Range between $1,250,000 & $1,350,000

## Median Sale Price

$542,000 Houses in Sunbury between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



**20 Webb Court Sunbury VIC 3429** Sold Price RS **$855,000** UN Sold Date **01-Nov-18**

4 2 2 Distance **1.02km**



**565 Racecourse Road Sunbury VIC 3429** Sold Price RS **$1,025,000** UN Sold Date **04-Feb-19**

4 2 2 Distance **1.68km**

**RS** = Recent sale **UN** = Undisclosed Sale

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