



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Parade Court, SUNBURY 3429

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range from \$495,000 -  
\$540,000**

### Median sale price

Median **House** for **SUNBURY** for period **Jul 2017 - Aug 2017**  
Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$426,500**


### 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 the most comparable to the property for sale.

<b>7 Birkdale Court,</b> SUNBURY 3429	Price <b>\$510,000</b> Sold 21 July 2017
<b>72 Carnoustie Drive,</b> SUNBURY 3429	Price <b>\$520,000</b> Sold 17 July 2017
<b>26 Xavier Court,</b> SUNBURY 3429	Price <b>\$495,000</b> Sold 29 July 2017

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 [Realestate.com.au](http://Realestate.com.au).

### Contact agents

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Leading

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