



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Lambert Avenue, SUNBURY 3429

House



3 beds



1 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 \$430,000 - \$460,000**

### Median sale price

Median **House** for **SUNBURY** for period **Jul 2017 - Oct 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.

**1 Lambert Avenue,**  
Sunbury 3429

Price **\$437,000** Sold 20  
November 2017

**3 Heysen Drive,**  
Sunbury 3429

Price **\$450,000** Sold 17  
September 2017

**6 Landsborough Drive,**  
Sunbury 3429

Price **\$460,000** Sold 23  
September 2017

### 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 [realestate.com.au](http://realestate.com.au).

### Contact agents



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**Leading**  
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