



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 Ervine Close, SUNBURY 3429

### Indicative selling price

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

**Range \$490,000 - \$530,000**

### Median sale price

Median **House** for **SUNBURY** for period **Sep 2018 - Jan 2019**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$550,500**

### 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>71 McEwen Drive,</b> Sunbury 3429	Price <b>\$520,000</b> Sold 20 July 2018
<b>69 Menzies Drive,</b> Sunbury 3429	Price <b>\$525,000</b> Sold 19 July 2018
<b>194 Elizabeth Drive,</b> Sunbury 3429	Price <b>\$505,000</b> Sold 19 October 2018

### 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).

House  
3 beds 2 baths 1 parking

### Leading Real Estate Sunbury

Shop 3, 2 Brook Street,  
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### Contact agents



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