



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 31 Lawson Street, SUNBURY 3429

### Indicative selling price

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

**Range \$445,000 - \$485,000**

### Median sale price

Median **House** for **SUNBURY** for period **Oct 2018 - Mar 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>5 Flinders Street,</b> Sunbury 3429	<b>Price \$470,000</b> Sold 07 August 2019
<b>45 Anderson Road,</b> Sunbury 3429	<b>Price \$455,000</b> Sold 11 January 2019
<b>4 Wills Street,</b> Sunbury 3429	<b>Price \$444,000</b> Sold 21 January 2019

This Statement of Information was prepared on 3rd Oct 2019

### 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).

#### Leading Real Estate Sunbury

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#### Contact agents



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