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HOUSE Offered for Sale

31 Menzies Drive Sunbury VIC 3429

3 1 2

Indicative Selling Price

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

Range between \$440,000 & \$480,000

Median Sale Price

\$499,250 Houses in Sunbury between May 2017 - Apr 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 Ervine Close Sunbury VIC 3429

3 2 1

Sold Price **\$450,000**

Sold Date **16-Dec-17**

Distance **0.52km**



70 Riddell Road Sunbury VIC 3429

3 1 2

Sold Price **\$472,000**

Sold Date **18-Apr-18**

Distance **0.53km**



327 Elizabeth Drive Sunbury VIC 3429

3 1 1

Sold Price **\$448,000**

Sold Date **27-Mar-18**

Distance **0.54km**

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