

Matthew Makin

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

25 Dalkeith Court Sunbury VIC 3429

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## Indicative Selling Price

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

Range between \$690,000 & \$730,000

## Median Sale Price

\$540,000 Houses in Sunbury between 01 Mar 2018 - 28 Feb 2019

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.



**26 Kathryn Court Sunbury VIC 3429** Sold Price **\$665,000** Sold Date **17-Nov-18**  
 4 2 2 Distance **0.24km**



**73 Balmoral Circuit Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$714,500** Sold Date **20-Mar-19**  
 4 2 2 Distance **0.4km**



**23 Fullwood Drive Sunbury VIC 3429** Sold Price **\$732,500** Sold Date **28-Nov-18**  
 4 2 2 Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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