

Gerasimos Grammenos

M 0409852373  
E ggrammenos@bradteal.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

16 Gilchrist Crescent Sunbury VIC 3429

3 1 1

## Indicative Selling Price

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

Range between \$460,000 & \$495,000

## Median Sale Price

\$540,000 Houses in Sunbury between 01 Apr 2018 - 31 Mar 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.



**11 Davies Court Sunbury VIC 3429** Sold Price **\$466,500** Sold Date **24-Oct-18**  
 4 2 2 Distance **0.29km**



**8 Hood Crescent Sunbury VIC 3429** Sold Price **\$475,000** Sold Date **18-Oct-18**  
 3 1 2 Distance **0.44km**



**316 Elizabeth Drive Sunbury VIC 3429** Sold Price **\$492,000** Sold Date **21-Jan-19**  
 4 2 1 Distance **0.45km**

RS = Recent sale      UN = Undisclosed Sale

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**25 Woodstock Close Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$465,000**

Sold Date

**11-Feb-19**

 3  1  4

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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