

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

298 GAP ROAD SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$639,000

&

\$689,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 5 BOWEN COURT SUNBURY VIC 3429   | \$674,000 | 20-Oct-21 |
| 3 ABELIA COURT SUNBURY VIC 3429  | \$840,000 | 07-Mar-22 |
| 25 ABELIA COURT SUNBURY VIC 3429 | \$700,000 | 24-Aug-22 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 September 2022



**5 BOWEN COURT SUNBURY VIC 3429**

Sold Price **\$674,000** Sold Date **20-Oct-21**

 4  2  2

Distance **0.19km**



**3 ABELIA COURT SUNBURY VIC 3429**

Sold Price **\$840,000** Sold Date **07-Mar-22**

 3  2  3

Distance **0.19km**



**25 ABELIA COURT SUNBURY VIC 3429**

Sold Price <sup>RS</sup> **\$700,000** Sold Date **24-Aug-22**

 4  2  2

Distance **0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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