



Lisa Totaro
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/264 Gap Road Sunbury VIC 3429

Indicative selling price

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

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

*House

*Unit

X

Suburb

Sunbury

Period-from

01 Jul 2018

to

30 Jun 2019

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

34/42 Mitchells Lane Sunbury VIC 3429	\$332,000	16-Jul-19
3/42 Mitchells Lane Sunbury VIC 3429	\$341,000	05-Feb-19
9/46 Mitchells Lane Sunbury VIC 3429	\$355,000	27-May-19

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.~~

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34/42 Mitchells Lane Sunbury VIC 3429

2 1 1

Sold Price

^{RS}

\$332,000

Sold Date

16-Jul-19

Distance

1.82km



3/42 Mitchells Lane Sunbury VIC 3429

2 1 1

Sold Price

\$341,000

Sold Date

05-Feb-19

Distance

1.85km



9/46 Mitchells Lane Sunbury VIC 3429

2 1 1

Sold Price

\$355,000

Sold Date

27-May-19

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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