

## 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

248 GAP ROAD SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,500

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 298 GAP ROAD SUNBURY VIC 3429    | \$633,000 | 13-Jan-23 |
| 194 GAP ROAD SUNBURY VIC 3429    | \$650,000 | 14-Feb-23 |
| 4 ASHTON STREET SUNBURY VIC 3429 | \$610,000 | 03-Mar-23 |

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: 15 March 2023



## 298 GAP ROAD SUNBURY VIC 3429

Sold Price

**\$633,000**

Sold Date

**13-Jan-23**

3

2

4

Distance

**0.39km**



## 194 GAP ROAD SUNBURY VIC 3429

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**14-Feb-23**

3

2

2

Distance

**0.46km**



## 4 ASHTON STREET SUNBURY VIC 3429

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**03-Mar-23**

3

2

2

Distance

**0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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