

## 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

1/152 Reservoir 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2019

to

30 Sep 2020

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

5/179 Mitchells Lane Sunbury VIC 3429	\$422,500	22-Jun-20
3/7-9 Anderson Road Sunbury VIC 3429	\$432,000	02-Jun-20
1/19 Cornish Street Sunbury VIC 3429	\$445,000	22-Jul-20

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: 28 October 2020



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**5/179 Mitchells Lane Sunbury VIC  
3429**

2 2 1

Sold Price

**\$422,500**

Sold Date

**22-Jun-20**

Distance

**1.55km**



**3/7-9 Anderson Road Sunbury VIC  
3429**

3 1 1

Sold Price

**\$432,000**

Sold Date

**02-Jun-20**

Distance

**1.66km**



**1/19 Cornish Street Sunbury VIC  
3429**

2 1 1

Sold Price

**\$445,000**

Sold Date

**22-Jul-20**

Distance

**1.75km**

RS = Recent sale

UN = Undisclosed Sale

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