

## 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

180 MOORE 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

CONTACT AGENT

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$336,450

Property type

Land

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 2024

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

355-365 GAP ROAD SUNBURY VIC 3429	\$2,900,000	08-Sep-24
160 MOORE ROAD SUNBURY VIC 3429	\$6,600,000	03-Feb-22
65 SLOAN COURT SUNBURY VIC 3429	\$5,100,000	01-Apr-05

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.



**355-365 GAP ROAD SUNBURY VIC  
3429**

Sold Price

**\$2,900,000**

Sold Date

**08-Sep-24**

2 1 -

Distance

**1.6km**



**160 MOORE ROAD SUNBURY VIC  
3429**

Sold Price

**\$6,600,000**

Sold Date

**03-Feb-22**

- - -

Distance

**0.45km**



**65 SLOAN COURT SUNBURY VIC  
3429**

Sold Price

**\$5,100,000**

Sold Date

**01-Apr-05**

3 2 -

Distance

**2.29km**

RS = Recent sale

UN = Undisclosed Sale

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