

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 1/169 Gap Road, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$435,000

&

\$475,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

28/03/2022

to

28/03/2022

Source

Core Logic RPData

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3/45 LIGAR STREET, SUNBURY VIC 3429	\$505,000	22/03/2022
9/103-105 PASLEY STREET, SUNBURY VIC 3429	\$476,000	15/02/2022
288A GAP ROAD, SUNBURY VIC 3429	\$450,000	03/03/2022

This Statement of Information was prepared on: 07/04/2022