## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale													
Address Including suburb and postcode	Lot 2145 - Akin Road, Sunbury, 3429												
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting													
Single price	\$ 368,900		or range between		&								
Median sale price													
Median price	\$ 371,000	Property type		Suburb	Sunbury								
Period - From	1/01/2025	to	31/03/2025 Source	Oliver Hume									
Comparable propert	ty ealoe												

or agent's representative considers to be most comparable to the property for	r sale.		· ·
Address of comparable property		Price	Date of sale
			0/05/0004

1 Lot 1058 - Goshawk Road, Sunbury, 3429		353,900	2/05/2024
2 Lot 1032 - Zoe Street, Sunbury, 3429	\$	341,900	26/04/2024
3 Lot 1021 - Panna Road, Sunbury, 3429	\$	338,900	3/04/2024

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent

This Statement of Information was prepared on: 28 Jul 2025

