

# 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

2/223 Gap 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

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 2021

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

9A Lindsay Avenue Sunbury VIC 3429	\$390,000	09-Nov-20
2/100 Reservoir Road Sunbury VIC 3429	\$422,000	15-Oct-20
34/42 Mitchells Lane Sunbury VIC 3429	\$405,000	24-Oct-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: 01 March 2021



**9A Lindsay Avenue Sunbury VIC  
3429**

2 1 1

Sold Price

**\$390,000**

Sold Date **09-Nov-20**

Distance

**0.31km**



**2/100 Reservoir Road Sunbury VIC  
3429**

2 1 1

Sold Price

**\$422,000**

Sold Date **15-Oct-20**

Distance

**0.91km**



**34/42 Mitchells Lane Sunbury VIC  
3429**

2 1 1

Sold Price

**\$405,000**

Sold Date **24-Oct-20**

Distance

**1.54km**

RS = Recent sale

UN = Undisclosed Sale

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