

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

2/33-35 Barkly Street Sunbury VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$415,000

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

1/16 Harker Street Sunbury VIC 3429	\$410,000	30-Jul-20
3/172 Oshanassy Street Sunbury VIC 3429	\$393,000	01-Jun-20
3/36 Ligar Street Sunbury VIC 3429	\$395,000	19-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: 29 October 2020



1/16 Harker Street Sunbury VIC 3429

 2  1  1

Sold Price **\$410,000** Sold Date **30-Jul-20**

Distance **0.4km**



3/172 Oshanassy Street Sunbury VIC 3429

 2  1  1

Sold Price **\$393,000** Sold Date **01-Jun-20**

Distance **0.54km**



3/36 Ligar Street Sunbury VIC 3429

 2  1  1

Sold Price ^{RS} **\$395,000** Sold Date **19-Oct-20**

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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