

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

8/40-42 HORNE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Feb 2022

to

31 Jan 2023

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

4/58-60 LIGAR STREET SUNBURY VIC 3429	\$425,000	20-Sep-22
5/2-4 PASLEY STREET SUNBURY VIC 3429	\$490,000	12-Sep-22
5/151-153 OSHANASSY STREET SUNBURY VIC 3429	\$465,000	01-Feb-23

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: 23 February 2023



**4/58-60 LIGAR STREET SUNBURY
VIC 3429**

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Sold Price **\$425,000** Sold Date **20-Sep-22**

Distance **0.36km**



**5/2-4 PASLEY STREET SUNBURY
VIC 3429**

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Sold Price **\$490,000** Sold Date **12-Sep-22**

Distance **0.44km**



**5/151-153 OSHANASSY STREET
SUNBURY VIC 3429**

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Sold Price ^{RS} **\$465,000** Sold Date **01-Feb-23**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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