

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

1/10-12 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2023

to

30 Jun 2024

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

4/10-12 HORNE STREET SUNBURY VIC 3429	\$415,000	20-Nov-23
2/18 PASLEY STREET SUNBURY VIC 3429	\$400,000	22-Nov-23
2/4 ANDERSON ROAD SUNBURY VIC 3429	\$425,000	09-Feb-24

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: 03 July 2024



**4/10-12 HORNE STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$415,000

Sold Date **20-Nov-23**

Distance **0.04km**



**2/18 PASLEY STREET SUNBURY
VIC 3429**

1 1 1

Sold Price

\$400,000

Sold Date **22-Nov-23**

Distance **0.16km**



**2/4 ANDERSON ROAD SUNBURY
VIC 3429**

2 1 1

Sold Price

\$425,000

Sold Date **09-Feb-24**

Distance **0.76km**



**1/75 ANDERSON ROAD SUNBURY
VIC 3429**

2 1 1

Sold Price

\$420,000

Sold Date **17-Nov-23**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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