

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

1/33-35 LIGAR 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

\$468,000

&

\$498,000

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

6/39-41 LIGAR STREET SUNBURY VIC 3429	\$478,000	03-Apr-24
23 SUNBROOK COURT SUNBURY VIC 3429	\$470,000	02-Apr-24
7/60-62 BROOK STREET SUNBURY VIC 3429	\$480,000	24-May-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: 07 July 2024

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**6/39-41 LIGAR STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

^{RS} **\$478,000**

Sold Date **03-Apr-24**

Distance **0.07km**



**23 SUNBROOK COURT SUNBURY
VIC 3429**

2 1 1

Sold Price

\$470,000

Sold Date **02-Apr-24**

Distance **0.9km**



**7/60-62 BROOK STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date **24-May-24**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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