

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 1/44 Barkly Street, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$530,000

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\$570,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Sunbury (3429)

Period - From

01/09/2022

to

01/09/2023

Source

Realestate.com

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
8/44-46 DARBYSHIRE STREET, SUNBURY VIC 3429	\$590,000	18/08/2023
11/42 PASLEY STREET, SUNBURY VIC 3429	\$545,000	07/11/2023
2/80 STATION STREET, SUNBURY VIC 3429	\$505,000	20/07/2023

This Statement of Information was prepared on: 28/09/2023