

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

1/46 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2023

to

29 Feb 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

2/46 BARKLY STREET SUNBURY VIC 3429	\$600,000	15-Nov-23
73 PASLEY STREET SUNBURY VIC 3429	\$632,500	20-Nov-23
1/55 BROOK STREET SUNBURY VIC 3429	\$650,000	29-Jan-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: 20 March 2024

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2/46 BARKLY STREET SUNBURY VIC 3429

3 2 2

Sold Price **\$600,000** Sold Date **15-Nov-23**

Distance **0km**



73 PASLEY STREET SUNBURY VIC 3429

3 2 2

Sold Price ^{RS} **\$632,500** Sold Date **20-Nov-23**

Distance **0.67km**



1/55 BROOK STREET SUNBURY VIC 3429

4 3 2

Sold Price ^{RS} **\$650,000** Sold Date **29-Jan-24**

Distance **0.37km**

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

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