

## 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

1/48 BARKLY STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,250

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

7/60-62 BROOK STREET SUNBURY VIC 3429	\$480,000	24-May-24
13/60-62 BROOK STREET SUNBURY VIC 3429	\$473,000	13-Mar-24
6/39-41 LIGAR STREET SUNBURY VIC 3429	\$478,000	03-Apr-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: 10 July 2024



**7/60-62 BROOK STREET SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$480,000** Sold Date **24-May-24**  
 🛏️ 2 🚿 1 🚗 1 Distance **0.27km**



**13/60-62 BROOK STREET SUNBURY VIC 3429** Sold Price **\$473,000** Sold Date **13-Mar-24**  
 🛏️ 3 🚿 1 🚗 1 Distance **0.27km**



**6/39-41 LIGAR STREET SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$478,000** Sold Date **03-Apr-24**  
 🛏️ 2 🚿 1 🚗 1 Distance **0.75km**



**4/2 CORNISH STREET SUNBURY VIC 3429** Sold Price **\$460,000** Sold Date **05-Dec-23**  
 🛏️ 2 🚿 1 🚗 1 Distance **0.67km**



**2/63 PASLEY STREET SUNBURY VIC 3429** Sold Price **\$465,000** Sold Date **17-Nov-23**  
 🛏️ 2 🚿 1 🚗 1 Distance **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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