

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

1/7 TIMINS 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 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
2/84 STATION STREET SUNBURY VIC 3429	\$500,000	05-Feb-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.~~

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7/60-62 BROOK STREET SUNBURY Sold Price

^{RS} **\$480,000** Sold Date **24-May-24**

 2  1  1

Distance **0.67km**



2/84 STATION STREET SUNBURY Sold Price

\$500,000 Sold Date **05-Feb-24**

 2  1  1

Distance **0.72km**



6/39-41 LIGAR STREET SUNBURY Sold Price

^{RS} **\$478,000** Sold Date **03-Apr-24**

 2  1  1

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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