

## 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

12/60-62 BROOK 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

\$420,000

&

\$450,000

### 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

1/6 HORNE STREET SUNBURY VIC 3429	\$436,000	06-Oct-23
5/33-35 BARKLY STREET SUNBURY VIC 3429	\$435,000	18-Oct-23
4/2 CORNISH STREET SUNBURY VIC 3429	\$460,000	05-Dec-23

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: 29 March 2024

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



**1/6 HORNE STREET SUNBURY VIC 3429**

Sold Price

**\$436,000**

Sold Date

**06-Oct-23**

 2  1  1

Distance

**0.86km**



**5/33-35 BARKLY STREET SUNBURY VIC 3429**

Sold Price

**\$435,000**

Sold Date

**18-Oct-23**

 2  1  1

Distance

**0.1km**



**4/2 CORNISH STREET SUNBURY VIC 3429**

Sold Price

**\$460,000**

Sold Date

**05-Dec-23**

 2  1  1

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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