

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

2/48 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

\$420,000

&

\$460,000

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

11/45 CORNISH STREET SUNBURY VIC 3429	\$440,000	19-Jan-24
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: 10 July 2024



**11/45 CORNISH STREET SUNBURY
VIC 3429**

2 1 1

Sold Price **\$440,000** Sold Date **19-Jan-24**

Distance **1.41km**



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

2 1 1

Sold Price **\$435,000** Sold Date **18-Oct-23**

Distance **0.22km**



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

2 1 1

Sold Price **\$460,000** Sold Date **05-Dec-23**

Distance **0.65km**



**6/11-13 PASLEY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price **\$465,000** Sold Date **18-Nov-23**

Distance **0.72km**



**2/63 PASLEY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price Sold Date **17-Nov-23**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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