

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 HARKER 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

36/14 OUTLOOK WAY SUNBURY VIC 3429	\$485,500	15-Apr-24
59 LIGAR STREET SUNBURY VIC 3429	\$520,000	20-Dec-23
7/60-62 BROOK STREET SUNBURY VIC 3429	\$480,000	24-May-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: 30 May 2024

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**36/14 OUTLOOK WAY SUNBURY
 VIC 3429**

3 2 2

Sold Price

^{RS} **\$485,500**

Sold Date

15-Apr-24

Distance

1.09km



**59 LIGAR STREET SUNBURY VIC
 3429**

3 2 1

Sold Price

\$520,000

Sold Date

20-Dec-23

Distance

1.03km



**7/60-62 BROOK STREET SUNBURY
 VIC 3429**

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

24-May-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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