

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

2/84 STATION 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

\$485,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2022

to

31 Jul 2023

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

4/37-39 BARKLY STREET SUNBURY VIC 3429	480000	03-Aug-23
3/71 BARKLY STREET SUNBURY VIC 3429	525000	03-May-23
2/80 STATION STREET SUNBURY VIC 3429	505000	09-Jun-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: 15 August 2023



**4/37-39 BARKLY STREET
SUNBURY VIC 3429**

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Sold Price ^{RS} **480000** Sold Date **03-Aug-23**

Distance **0.44km**



**3/71 BARKLY STREET SUNBURY
VIC 3429**

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Sold Price **525000** Sold Date **03-May-23**

Distance **0.43km**



**2/80 STATION STREET SUNBURY
VIC 3429**

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Sold Price **505000** Sold Date **09-Jun-23**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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