

## 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

47A DARBYSHIRE 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 Jul 2022

to

30 Jun 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

3/50 DARBYSHIRE STREET SUNBURY VIC 3429	\$450,000	03-Apr-23
8/40-42 HORNE STREET SUNBURY VIC 3429	\$440,000	17-Mar-23
14/17A CORNISH STREET SUNBURY VIC 3429	\$440,000	11-Apr-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: 31 July 2023



**3/50 DARBYSHIRE STREET  
SUNBURY VIC 3429**

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Sold Price **\$450,000** Sold Date **03-Apr-23**

Distance **0.12km**



**8/40-42 HORNE STREET SUNBURY  
VIC 3429**

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Sold Price **\$440,000** Sold Date **17-Mar-23**

Distance **0.29km**



**14/17A CORNISH STREET SUNBURY  
VIC 3429**

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Sold Price Sold Date **11-Apr-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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