

## 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

6/39-41 LIGAR 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

\$440,000

&

\$480,000

### 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

4/2 CORNISH STREET SUNBURY VIC 3429	\$460,000	05-Dec-23
6/11-13 PASLEY STREET SUNBURY VIC 3429	\$465,000	18-Nov-23
2/63 PASLEY STREET SUNBURY VIC 3429	\$465,000	17-Nov-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: 21 March 2024



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

2 1 1

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

Distance **0.18km**



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

2 1 1

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

Distance **0.3km**



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

2 1 1

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

Distance **0.32km**



**8/41-43 HARKER STREET  
SUNBURY VIC 3429**

2 1 1

Sold Price **\$460,000** Sold Date **28-Sep-23**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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