

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

7/40 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Nov 2022

to

31 Oct 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

3/71 BARKLY STREET SUNBURY VIC 3429	\$525,000	03-May-23
4/37-39 BARKLY STREET SUNBURY VIC 3429	\$480,000	30-Jul-23
2/80 STATION STREET SUNBURY VIC 3429	\$505,000	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: 02 November 2023



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

2 2 2

Sold Price

\$525,000

Sold Date **03-May-23**

Distance **0.37km**



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

2 1 1

Sold Price

\$480,000

Sold Date **30-Jul-23**

Distance **0.12km**



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

2 1 1

Sold Price

\$505,000

Sold Date **09-Jun-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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