

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

8/60-62 BROOK 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 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

7/60-62 BROOK STREET SUNBURY VIC 3429	\$480,000	24-May-24
5/33-35 BARKLY STREET SUNBURY VIC 3429	\$435,000	18-Oct-23
23 SUNBROOK COURT SUNBURY VIC 3429	\$470,000	02-Apr-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: 25 June 2024



7/60-62 BROOK STREET SUNBURY VIC 3429 Sold Price ^{RS} **\$480,000** Sold Date **24-May-24**

2 1 1

Distance **0km**



5/33-35 BARKLY STREET SUNBURY VIC 3429 Sold Price **\$435,000** Sold Date **18-Oct-23**

2 1 1

Distance **0.1km**



23 SUNBROOK COURT SUNBURY VIC 3429 Sold Price **\$470,000** Sold Date **02-Apr-24**

2 1 1

Distance **0.17km**



8/41-43 HARKER STREET SUNBURY VIC 3429 Sold Price **\$460,000** Sold Date **28-Sep-23**

2 1 1

Distance **0.28km**



6/11-13 PASLEY STREET SUNBURY VIC 3429 Sold Price **\$465,000** Sold Date **18-Nov-23**

2 1 1

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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