

## 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

5/151-153 OSHANASSY 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,250

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2022

to

31 Dec 2022

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

3/41-43 HARKER STREET SUNBURY VIC 3429	\$420,000	29-Dec-22
4/58-60 LIGAR STREET SUNBURY VIC 3429	\$425,000	20-Sep-22
24/42 MITCHELLS LANE SUNBURY VIC 3429	\$408,000	09-Sep-22

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: 09 January 2023

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



## 3/41-43 HARKER STREET SUNBURY VIC 3429

Sold Price

<sup>RS</sup>

**\$420,000**

Sold Date

**29-Dec-22**

2

1

1

Distance

**0.3km**



## 4/58-60 LIGAR STREET SUNBURY VIC 3429

Sold Price

**\$425,000**

Sold Date

**20-Sep-22**

2

1

1

Distance

**0.75km**



## 24/42 MITCHELLS LANE SUNBURY VIC 3429

Sold Price

**\$408,000**

Sold Date

**09-Sep-22**

2

1

1

Distance

**1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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