

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

2/52 DARBYSHIRE 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

\$490,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2021

to

30 Sep 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

3/32 LIGAR STREET SUNBURY VIC 3429	\$520,000	11-Jun-22
55 ANDERSON ROAD SUNBURY VIC 3429	\$475,000	16-Sep-22
5/12-14 PASLEY STREET SUNBURY VIC 3429	\$490,000	26-May-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: 11 October 2022



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3/32 LIGAR STREET SUNBURY VIC 3429

Sold Price

\$520,000

Sold Date

11-Jun-22

2 1 1

Distance

0.24km



55 ANDERSON ROAD SUNBURY VIC 3429

Sold Price

^{RS} **\$475,000**

Sold Date

16-Sep-22

2 1 1

Distance

0.28km



5/12-14 PASLEY STREET SUNBURY VIC 3429

Sold Price

\$490,000

Sold Date

26-May-22

2 1 1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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