

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

4 DEAKIN 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2022

to

30 Apr 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

2 DEAKIN STREET SUNBURY VIC 3429	\$550,000	31-Jan-23
29 OXLEY STREET SUNBURY VIC 3429	\$565,000	03-Feb-23
43 LAWSON STREET SUNBURY VIC 3429	\$540,000	17-Jan-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: 30 May 2023



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**2 DEAKIN STREET SUNBURY VIC
3429**

3 2 1

Sold Price **\$550,000** Sold Date **31-Jan-23**

Distance **0.02km**



**29 OXLEY STREET SUNBURY VIC
3429**

3 1 6

Sold Price **\$565,000** Sold Date **03-Feb-23**

Distance **0.2km**



**43 LAWSON STREET SUNBURY VIC
3429**

3 1 2

Sold Price **\$540,000** Sold Date **17-Jan-23**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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