

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

16/167-173 OSHANASSY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 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

5/3-5 ANDERSON ROAD SUNBURY VIC 3429	530000	18-Sep-24
7/2-4 PASLEY STREET SUNBURY VIC 3429	525000	13-Aug-24
3/77 BARKLY STREET SUNBURY VIC 3429	515000	12-Nov-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.~~




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5/3-5 ANDERSON ROAD SUNBURY Sold Price **530000** Sold Date **18-Sep-24**
VIC 3429
 3  1  1 Distance **1.18km**



7/2-4 PASLEY STREET SUNBURY Sold Price **525000** Sold Date **13-Aug-24**
VIC 3429
 3  1  2 Distance **1km**



3/77 BARKLY STREET SUNBURY Sold Price ^{RS} **515000** Sold Date **12-Nov-24**
VIC 3429
 3  1  1 Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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