

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

1 THE BARB 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

\$1,170,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2021

to

31 Jul 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

1 GURNERS LANE SUNBURY VIC 3429	\$1,200,000	17-Feb-22
30 PALOMINO DRIVE SUNBURY VIC 3429	\$1,130,000	26-Mar-22
112 HARKER STREET SUNBURY VIC 3429	\$1,180,000	04-Mar-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: 05 August 2022



1 GURNERS LANE SUNBURY VIC 3429

 3  2  2

Sold Price

\$1,200,000

Sold Date

17-Feb-22

Distance

0.18km



30 PALOMINO DRIVE SUNBURY VIC 3429

 4  2  3

Sold Price

\$1,130,000

Sold Date

26-Mar-22

Distance

0.27km



112 HARKER STREET SUNBURY VIC 3429

 4  2  4

Sold Price

\$1,180,000

Sold Date

04-Mar-22

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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