

## 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

90 STATION STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2023

to

31 Dec 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

4/37-39 BARKLY STREET SUNBURY VIC 3429	\$480,000	30-Jul-23
3/172 OSHANASSY STREET SUNBURY VIC 3429	\$480,000	04-Sep-23
3/40 LIGAR STREET SUNBURY VIC 3429	\$495,000	24-Jul-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: 09 January 2024


**4/37-39 BARKLY STREET  
SUNBURY VIC 3429**
 2    1    1

Sold Price      **\$480,000**   Sold Date   **30-Jul-23**

Distance      **0.5km**

**3/172 OSHANASSY STREET  
SUNBURY VIC 3429**
 2    1    1

Sold Price           Sold Date   **04-Sep-23**

Distance      **0.74km**

**3/40 LIGAR STREET SUNBURY VIC  
3429**
 2    1    1

Sold Price      **\$495,000**   Sold Date   **24-Jul-23**

Distance      **1.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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