

## 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

1/44 Ligar Street Sunbury VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/36-38 Darbyshire Street Sunbury VIC 3429	\$380,000	28-Sep-20
3/73 Anderson Road Sunbury VIC 3429	\$315,000	22-May-20
3/172 Oshanassy Street Sunbury VIC 3429	\$393,000	01-Jun-20

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: 21 October 2020



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**1/36-38 Darbyshire Street Sunbury  
VIC 3429**

2 1 2

Sold Price

<sup>RS</sup> **\$380,000** Sold Date **28-Sep-20**

Distance **0.14km**



**3/73 Anderson Road Sunbury VIC  
3429**

1 1 1

Sold Price

**\$315,000** Sold Date **22-May-20**

Distance **0.48km**



**3/172 Oshanassy Street Sunbury  
VIC 3429**

2 1 1

Sold Price

**\$393,000** Sold Date **01-Jun-20**

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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