## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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4/28-30 DARBYSHIRE STREET SUNBURY VIC 3429						
e see consumer.vi	c.gov.aı	u/underquoting (*	Delete single	price or range	as applicable)	
		or range between	\$420,000	&	\$460,000	
nlicable)						
\$478,000			Unit	Suburb	Sunbury	
01 Oct 2023	to 30 Sep 2024		Sou	rce	Corelogic	
veroperties sold with	hin two	kilometres of the	property for s			
Address of comparable property					Date of sale	
	4/28-30 DARB e see consumer.vice plicable) \$478,000  01 Oct 2023  ales (*Delete Approperties sold with the representative delete)	4/28-30 DARBYSHIR  e see consumer.vic.gov.au  plicable)  \$478,000 Prop  01 Oct 2023 to  ales (*Delete A or B to properties sold within two t's representative conside	4/28-30 DARBYSHIRE STREET SU  e see consumer.vic.gov.au/underquoting (* or range between  plicable)  \$478,000 Property type  01 Oct 2023 to 30 Sep 2024  ales (*Delete A or B below as applied by the second street of the transfer of the tra	4/28-30 DARBYSHIRE STREET SUNBURY VIC  e see consumer.vic.gov.au/underquoting (*Delete single or range between \$420,000  plicable)  \$478,000 Property type Unit  01 Oct 2023 to 30 Sep 2024 Sou  ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for s t's representative considers to be most comparable to the	4/28-30 DARBYSHIRE STREET SUNBURY VIC 3429  e see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$420,000 &  plicable)  \$478,000 Property type Unit Suburb  01 Oct 2023 to 30 Sep 2024 Source  ales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the representative considers to be most comparable to the property for sale in the last 6 the property for sale in th	

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: 25 October 2024



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