

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

6/44 BARKLY 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|-------------------------------------|-----------|-----------|
| 1/46 BARKLY STREET SUNBURY VIC 3429 | \$610,000 | 10-Apr-24 |
| 1/8 HARKER STREET SUNBURY VIC 3429 | \$668,000 | 04-May-24 |
| 12 SUNBROOK COURT SUNBURY VIC 3429 | \$585,000 | 03-Jun-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.~~

This Statement of Information was prepared on: 06 September 2024



**1/46 BARKLY STREET SUNBURY
VIC 3429**

 2  2  1

Sold Price

\$610,000

Sold Date

10-Apr-24

Distance

0.04km



**1/8 HARKER STREET SUNBURY VIC
3429**

 3  2  1

Sold Price

^{RS} **\$668,000**

Sold Date

04-May-24

Distance

0.29km



**12 SUNBROOK COURT SUNBURY
VIC 3429**

 3  2  2

Sold Price

^{RS} **\$585,000**

Sold Date

03-Jun-24

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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