

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

2/52 DARBYSHIRE 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

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|--|-----------|-----------|
| 3/16 HORNE STREET SUNBURY VIC 3429 | \$485,000 | 31-Aug-23 |
| 3/40 LIGAR STREET SUNBURY VIC 3429 | \$495,000 | 24-Jul-23 |
| 47A DARBYSHIRE STREET SUNBURY VIC 3429 | \$436,000 | 01-Sep-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: 11 October 2023



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3/16 HORNE STREET SUNBURY VIC 3429

Sold Price ^{RS} **\$485,000** Sold Date **31-Aug-23**

2 1 3

Distance **0.56km**



3/40 LIGAR STREET SUNBURY VIC 3429

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

2 1 1

Distance **0.17km**



**47A DARBYSHIRE STREET
SUNBURY VIC 3429**

Sold Price ^{RS} **\$436,000** Sold Date **01-Sep-23**

2 1 1

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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