

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

3/74 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Dec 2022

to

30 Nov 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

2/71 BARKLY STREET SUNBURY VIC 3429	\$562,000	18-Feb-23
3/71 BARKLY STREET SUNBURY VIC 3429	\$525,000	03-May-23
5/71 BARKLY STREET SUNBURY VIC 3429	\$512,500	26-Jan-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: 01 December 2023

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2/71 BARKLY STREET SUNBURY VIC 3429

2 2 1

Sold Price

\$562,000

Sold Date

18-Feb-23

Distance

0.11km



3/71 BARKLY STREET SUNBURY VIC 3429

2 2 2

Sold Price

\$525,000

Sold Date

03-May-23

Distance

0.12km



5/71 BARKLY STREET SUNBURY VIC 3429

2 2 1

Sold Price

\$512,500

Sold Date

26-Jan-23

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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