

## 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

3/50 DARBYSHIRE 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

\$445,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Nov 2021

to

31 Oct 2022

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

5/17A CORNISH STREET SUNBURY VIC 3429	\$440,000	11-Oct-21
3/32 LIGAR STREET SUNBURY VIC 3429	\$520,000	11-Jun-22
3/45 LIGAR STREET SUNBURY VIC 3429	\$505,000	16-Mar-22

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: 02 November 2022

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**5/17A CORNISH STREET SUNBURY VIC 3429**

Sold Price

**\$440,000**

Sold Date

**11-Oct-21**

2 1 1

Distance

**0.19km**



**3/32 LIGAR STREET SUNBURY VIC 3429**

Sold Price

**\$520,000**

Sold Date

**11-Jun-22**

2 1 1

Distance

**0.23km**



**3/45 LIGAR STREET SUNBURY VIC 3429**

Sold Price

**\$505,000**

Sold Date

**16-Mar-22**

2 1 1

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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