

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

10/40-42 HARKER 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Apr 2021

to

31 Mar 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

7/40-42 HARKER STREET SUNBURY VIC 3429	\$425,000	18-Oct-21
2/10-12 HORNE STREET SUNBURY VIC 3429	\$430,000	02-Feb-22
2/36 LIGAR STREET SUNBURY VIC 3429	\$410,000	23-Nov-21

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: 22 April 2022


**7/40-42 HARKER STREET
SUNBURY VIC 3429**

2 1 1

 Sold Price **\$425,000** Sold Date **18-Oct-21**

 Distance **0.03km**

**2/10-12 HORNE STREET SUNBURY
VIC 3429**

2 1 2

 Sold Price **\$430,000** Sold Date **02-Feb-22**

 Distance **1.07km**

**2/36 LIGAR STREET SUNBURY VIC
3429**

2 1 1

 Sold Price **\$410,000** Sold Date **23-Nov-21**

 Distance **1.13km**

**1/131-133 EVANS STREET SUNBURY
VIC 3429**

2 1 1

 Sold Price **\$445,000** Sold Date **08-Feb-22**

 Distance **0.44km**

**1/43 PASLEY STREET SUNBURY
VIC 3429**

2 1 1

 Sold Price **\$430,000** Sold Date **15-Oct-21**

 Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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