

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

3/48 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

\$430,000

&

\$460,000

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

2/48 BARKLY STREET SUNBURY VIC 3429	\$440,000	28-Aug-24
8/60-62 BROOK STREET SUNBURY VIC 3429	\$470,000	08-Aug-24
7/60-62 BROOK STREET SUNBURY VIC 3429	\$480,000	24-May-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: 03 September 2024



**2/48 BARKLY STREET SUNBURY
VIC 3429**

Sold Price

^{RS} **\$440,000**

Sold Date **28-Aug-24**

2 1 1

Distance **0.02km**



**8/60-62 BROOK STREET SUNBURY
VIC 3429**

Sold Price

^{RS} **\$470,000**

Sold Date **08-Aug-24**

2 1 1

Distance **0.31km**



**7/60-62 BROOK STREET SUNBURY
VIC 3429**

Sold Price

^{RS} **\$480,000**

Sold Date **24-May-24**

2 1 1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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