

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

4/3-5 ANDERSON ROAD 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2021

to

30 Apr 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

6/36-38 DARBYSHIRE STREET SUNBURY VIC 3429	\$435,000	11-Apr-22
9/103-105 PASLEY STREET SUNBURY VIC 3429	\$476,000	07-Feb-22
2/28-30 DARBYSHIRE STREET SUNBURY VIC 3429	\$500,000	26-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.

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**6/36-38 DARBYSHIRE STREET
SUNBURY VIC 3429** 2  1  1

Sold Price

\$435,000

Sold Date

11-Apr-22

Distance

0.22km**9/103-105 PASLEY STREET
SUNBURY VIC 3429** 2  1  1

Sold Price

\$476,000

Sold Date

07-Feb-22

Distance

-**2/28-30 DARBYSHIRE STREET
SUNBURY VIC 3429** 3  2  2

Sold Price

\$500,000

Sold Date

26-Nov-21

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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