

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

2/50 DARBYSHIRE 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

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2023

to

30 Apr 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

2/4 ANDERSON ROAD SUNBURY VIC 3429

\$425,000

09-Feb-24

4/2 CORNISH STREET SUNBURY VIC 3429

\$460,000

05-Dec-23

36 HUME STREET SUNBURY VIC 3429

\$445,000

18-Jan-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: 07 May 2024



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**2/4 ANDERSON ROAD SUNBURY
VIC 3429**

2 1 1

Sold Price **\$425,000** Sold Date **09-Feb-24**

Distance **0.37km**



**4/2 CORNISH STREET SUNBURY
VIC 3429**

2 1 1

Sold Price **\$460,000** Sold Date **05-Dec-23**

Distance **0.45km**



**36 HUME STREET SUNBURY VIC
3429**

2 1 1

Sold Price **\$445,000** Sold Date **18-Jan-24**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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