

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

1/61-63 Ligar 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/36 Ligar Street Sunbury VIC 3429	\$395,000	03-Oct-20
34/42 Mitchells Lane Sunbury VIC 3429	\$405,000	24-Oct-20
1/16 Harker Street Sunbury VIC 3429	\$410,000	30-Jul-20

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: 15 March 2021



3/36 Ligar Street Sunbury VIC 3429 Sold Price **\$395,000** Sold Date **03-Oct-20**

2 1 1

Distance **0.26km**



34/42 Mitchells Lane Sunbury VIC 3429 Sold Price **\$405,000** Sold Date **24-Oct-20**

2 1 1

Distance **0.68km**



1/16 Harker Street Sunbury VIC 3429 Sold Price **\$410,000** Sold Date **30-Jul-20**

2 1 1

Distance **0.72km**



2/33-35 Barkly Street Sunbury VIC 3429 Sold Price Sold Date **04-Nov-20**

3 1 1

Distance **0.88km**



2/100 Reservoir Road Sunbury VIC 3429 Sold Price **\$422,000** Sold Date **15-Oct-20**

2 1 1

Distance **1.6km**

RS = Recent sale UN = Undisclosed Sale

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