

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

12/60-62 BROOK 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

\$400,000

&

\$440,000

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

10-12 HORNE STREET SUNBURY VIC 3429	\$415,000	29-Nov-23
2/4 ANDERSON ROAD SUNBURY VIC 3429	\$425,000	09-Feb-24
44/45 CORNISH STREET SUNBURY VIC 3429	\$450,000	07-Feb-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: 04 May 2024

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10-12 HORNE STREET SUNBURY VIC 3429

Sold Price

^{RS} **\$415,000** ^{UN}

Sold Date **29-Nov-23**

2 1 1

Distance **0.85km**



2/4 ANDERSON ROAD SUNBURY VIC 3429

Sold Price

\$425,000

Sold Date **09-Feb-24**

2 1 1

Distance **1.5km**



44/45 CORNISH STREET SUNBURY VIC 3429

Sold Price

\$450,000

Sold Date **07-Feb-24**

2 - 1

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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