

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

4/33 Harker 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2020

to

31 May 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

2/31 Harker Street Sunbury VIC 3429	\$440,000	22-Dec-20
4/45 Harker Street Sunbury VIC 3429	\$410,000	02-Jun-21
2/72 Jackson Street Sunbury VIC 3429	\$432,500	19-Jun-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: 29 June 2021



2/31 Harker Street Sunbury VIC 3429

 2  1  1

Sold Price **\$440,000** Sold Date **22-Dec-20**

Distance **0.03km**



4/45 Harker Street Sunbury VIC 3429

 2  1  1

Sold Price ^{RS} **\$410,000** Sold Date **02-Jun-21**

Distance **0.1km**



2/72 Jackson Street Sunbury VIC 3429

 2  1  1

Sold Price **\$432,500** Sold Date **19-Jun-20**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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