

## 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

1/38 Ligar Street Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/53 Riddell Road Sunbury VIC 3429   | \$490,000 | 14-Oct-19 |
| 2/66 Station Street Sunbury VIC 3429 | \$540,000 | 06-Mar-20 |
| 4/44 Harker Street Sunbury VIC 3429  | \$530,000 | 07-Mar-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: 13 July 2020


**2/53 Riddell Road Sunbury VIC 3429**

3 2 2

 Sold Price **\$490,000** Sold Date **14-Oct-19**

 Distance **0.74km**

**2/66 Station Street Sunbury VIC 3429**

3 1 1

 Sold Price **\$540,000** Sold Date **06-Mar-20**

 Distance **1.05km**

**4/44 Harker Street Sunbury VIC 3429**

3 1 1

 Sold Price **\$530,000** Sold Date **07-Mar-20**

 Distance **1.09km**

**2/19 Curtin Drive Sunbury VIC 3429**

3 2 1

 Sold Price **\$490,000** Sold Date **19-Mar-20**

 Distance **1.82km**

**1/61 Charter Road West Sunbury VIC 3429**

3 2 2

Sold Price

 Sold Date **05-Feb-20**

 Distance **2.02km**

RS = Recent sale

UN = Undisclosed Sale

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