

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

9/28-30 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2021

to

28 Feb 2022

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

11/28-30 DARBYSHIRE STREET SUNBURY VIC 3429	\$407,000	01-Oct-21
3/36 PASLEY STREET SUNBURY VIC 3429	\$409,000	04-Jan-22
15/42 MITCHELLS LANE SUNBURY VIC 3429	\$410,000	28-Mar-22

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: 30 March 2022

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**11/28-30 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

\$407,000

Sold Date

01-Oct-21

Distance

0.02km



**3/36 PASLEY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$409,000

Sold Date

04-Jan-22

Distance

0.31km



**15/42 MITCHELLS LANE SUNBURY
VIC 3429**

2 1 1

Sold Price

^{RS} **\$410,000**

Sold Date

28-Mar-22

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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