

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

2/31 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

\$490,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2021

to

31 Aug 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

1/18 HARKER STREET SUNBURY VIC 3429	\$530,000	21-Apr-22
5/12-14 PASLEY STREET SUNBURY VIC 3429	\$490,000	26-May-22
3/32 LIGAR STREET SUNBURY VIC 3429	\$520,000	11-Jun-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.~~

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1/18 HARKER STREET SUNBURY VIC 3429

Sold Price **\$530,000** Sold Date **21-Apr-22**

2 1 1

Distance **0.16km**



5/12-14 PASLEY STREET SUNBURY VIC 3429

Sold Price **\$490,000** Sold Date **26-May-22**

2 1 1

Distance **1.02km**



3/32 LIGAR STREET SUNBURY VIC 3429

Sold Price **\$520,000** Sold Date **11-Jun-22**

2 1 1

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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