

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

4/40-42 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2023

to

31 Jul 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

12/60-62 BROOK STREET SUNBURY VIC 3429	\$427,500	04-Jun-24
2/50 DARBYSHIRE STREET SUNBURY VIC 3429	\$437,000	17-May-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.

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**12/60-62 BROOK STREET
SUNBURY VIC 3429**

2 1 1

Sold Price ^{RS} **\$427,500** ^{UN} Sold Date **04-Jun-24**

Distance **0.43km**



**2/50 DARBYSHIRE STREET
SUNBURY VIC 3429**

1 1 1

Sold Price **\$437,000** Sold Date **17-May-24**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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