

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

7/44-46 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2022

to

31 Aug 2023

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

6/36-38 DARBYSHIRE STREET SUNBURY VIC 3429	\$435,000	11-Apr-22
3/50 DARBYSHIRE STREET SUNBURY VIC 3429	\$450,000	03-Apr-23
14/17A CORNISH STREET SUNBURY VIC 3429	\$440,000	11-Apr-23

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: 15 September 2023


**6/36-38 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

 Sold Price **\$435,000** Sold Date **11-Apr-22**

 Distance **0.09km**

**3/50 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

 Sold Price **\$450,000** Sold Date **03-Apr-23**

 Distance **0.07km**

**14/17A CORNISH STREET SUNBURY
VIC 3429**

2 1 2

 Sold Price **\$440,000** Sold Date **11-Apr-23**

 Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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