

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

10/40-42 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2022

to

28 Feb 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

9/40-42 HARKER STREET SUNBURY VIC 3429	\$390,000	22-Mar-23
17/31-33 TIMINS STREET SUNBURY VIC 3429	\$385,000	24-Mar-23
3/41-43 HARKER STREET SUNBURY VIC 3429	\$420,000	16-Dec-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 2023


**9/40-42 HARKER STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

^{RS} **\$390,000** Sold Date **22-Mar-23**

 Distance **0.02km**

**17/31-33 TIMINS STREET SUNBURY
VIC 3429**

3 1 1

Sold Price

^{RS} **\$385,000** Sold Date **24-Mar-23**

 Distance **0.08km**

**3/41-43 HARKER STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

\$420,000 Sold Date **16-Dec-22**

 Distance **0.13km**

**10/46 MITCHELLS LANE SUNBURY
VIC 3429**

2 1 1

Sold Price

\$400,000 Sold Date **07-Feb-23**

 Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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