

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/6 ANTHONY 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

9/28-30 DARBYSHIRE STREET SUNBURY VIC 3429	437000	21-Apr-22
288A GAP ROAD SUNBURY VIC 3429	450000	25-Feb-22
21 DOBELL AVENUE SUNBURY VIC 3429	450000	27-May-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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9/28-30 DARBYSHIRE STREET SUNBURY VIC 3429

2 1 1

Sold Price **437000** Sold Date **21-Apr-22**

Distance **1.47km**



288A GAP ROAD SUNBURY VIC 3429

3 1 1

Sold Price **450000** Sold Date **25-Feb-22**

Distance **1.16km**



21 DOBELL AVENUE SUNBURY VIC 3429

2 1 2

Sold Price ^{RS} **450000** Sold Date **27-May-22**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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