

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

12/60-62 BROOK 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 2025

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

3/129 EVANS STREET SUNBURY VIC 3429	\$475,000	14-Jan-25
83/45 CORNISH STREET SUNBURY VIC 3429	\$480,000	23-Jan-25
2/45 LIGAR STREET SUNBURY VIC 3429	\$495,000	04-Apr-25

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: 07 May 2025



3/129 EVANS STREET SUNBURY VIC 3429

Sold Price

\$475,000

Sold Date

14-Jan-25

2

1

2

Distance

0.62km



83/45 CORNISH STREET SUNBURY VIC 3429

Sold Price

\$480,000

Sold Date

23-Jan-25

2

-

1

Distance

1.7km



2/45 LIGAR STREET SUNBURY VIC 3429

Sold Price

^{RS} **\$495,000**

Sold Date

04-Apr-25

2

1

1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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