

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

2/188 OSHANASSY 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,250

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2024

to

28 Feb 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

7/40 BARKLY STREET SUNBURY VIC 3429	\$500,000	09-Nov-23
1/44 BARKLY STREET SUNBURY VIC 3429	\$530,000	16-Jan-24
3/45 HARKER STREET SUNBURY VIC 3429	\$550,000	20-Feb-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.~~

This Statement of Information was prepared on: 17 March 2025



**7/40 BARKLY STREET SUNBURY
VIC 3429**

 3  2  1

Sold Price

\$500,000

Sold Date **09-Nov-23**

Distance

0.18km



**1/44 BARKLY STREET SUNBURY
VIC 3429**

 2  2  1

Sold Price

\$530,000

Sold Date **16-Jan-24**

Distance

0.2km



**3/45 HARKER STREET SUNBURY
VIC 3429**

 2  2  1

Sold Price

\$550,000

Sold Date **20-Feb-24**

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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