

## 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

2/40-42 HORNE STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$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

5/58-60 LIGAR STREET SUNBURY VIC 3429	\$430,000	28-Nov-24
3/33-35 BARKLY STREET SUNBURY VIC 3429	\$440,000	04-Oct-24
2/26 PASLEY STREET SUNBURY VIC 3429	\$450,000	22-Oct-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



**5/58-60 LIGAR STREET SUNBURY  
VIC 3429**

2 1 1

Sold Price

**\$430,000**

Sold Date **28-Nov-24**

Distance **0.36km**



**3/33-35 BARKLY STREET  
SUNBURY VIC 3429**

2 1 1

Sold Price

**\$440,000**

Sold Date **04-Oct-24**

Distance **0.68km**



**2/26 PASLEY STREET SUNBURY  
VIC 3429**

2 1 1

Sold Price

**\$450,000**

Sold Date **22-Oct-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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