

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

5/54 Darbyshire 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2019

to

30 Apr 2020

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

| | | |
|---|-----------|-----------|
| 3/77 Barkly Street Sunbury VIC 3429 | \$450,000 | 26-Feb-20 |
| 2/63 Station Street Sunbury VIC 3429 | \$443,000 | 01-Oct-19 |
| 4/25-27 Golf Links Drive Sunbury VIC 3429 | \$460,000 | 02-Mar-20 |

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: 28 May 2020



3/77 Barkly Street Sunbury VIC 3429

3 1 1

Sold Price **\$450,000** Sold Date **26-Feb-20**

Distance **1.15km**



2/63 Station Street Sunbury VIC 3429

2 1 1

Sold Price **\$443,000** Sold Date **01-Oct-19**

Distance **1.22km**



4/25-27 Golf Links Drive Sunbury VIC 3429

2 1 1

Sold Price **\$460,000** Sold Date **02-Mar-20**

Distance **1.56km**



3/40 Aitken Street Sunbury VIC 3429

2 2 2

Sold Price **\$474,000** Sold Date **15-Jan-20**

Distance **1.6km**

RS = Recent sale UN = Undisclosed Sale

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