

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

1/30 Ligar 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2019

to

30 Jun 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

1/17A Cornish Street Sunbury VIC 3429	\$480,000	23-Mar-20
5/54 Darbyshire Street Sunbury VIC 3429	\$472,000	02-Jun-20
4/44 Harker Street Sunbury VIC 3429	\$530,000	07-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: 30 July 2020



1/17A Cornish Street Sunbury VIC 3429

Sold Price

\$480,000

Sold Date **23-Mar-20**

3 1 2

Distance **0.24km**



5/54 Darbyshire Street Sunbury VIC 3429

Sold Price

\$472,000

Sold Date **02-Jun-20**

2 1 2

Distance **0.3km**



4/44 Harker Street Sunbury VIC 3429

Sold Price

\$530,000

Sold Date **07-Mar-20**

3 1 1

Distance **1.13km**



2/19 Curtin Drive Sunbury VIC 3429

Sold Price

\$490,000

Sold Date **19-Mar-20**

3 2 1

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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