

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

10/54-56 Station 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2019

to

31 Jul 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

2/66 Station Street Sunbury VIC 3429	\$540,000	06-Mar-20
4/44 Harker Street Sunbury VIC 3429	\$530,000	07-Mar-20
1/38 Ligar Street Sunbury VIC 3429	\$527,000	31-Jul-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: 03 August 2020



2/66 Station Street Sunbury VIC 3429

3 1 1

Sold Price **\$540,000** Sold Date **06-Mar-20**

Distance **0.12km**



4/44 Harker Street Sunbury VIC 3429

3 1 1

Sold Price **\$530,000** Sold Date **07-Mar-20**

Distance **0.17km**



1/38 Ligar Street Sunbury VIC 3429

3 2 1

Sold Price ^{RS} **\$527,000** ^{UN} Sold Date **31-Jul-20**

Distance **0.94km**



1/17A Cornish Street Sunbury VIC 3429

3 1 2

Sold Price **\$480,000** Sold Date **23-Mar-20**

Distance **1.21km**



42A Muirfield Drive Sunbury VIC 3429

3 2 2

Sold Price **\$498,000** Sold Date **27-Feb-20**

Distance **2.28km**



2/19 Curtin Drive Sunbury VIC 3429

3 2 1

Sold Price **\$490,000** Sold Date **19-Mar-20**

Distance **2.37km**

RS = Recent sale

UN = Undisclosed Sale

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