

## 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

7/60-62 Brook Street Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2020

to

31 Dec 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

2/33-35 Barkly Street Sunbury VIC 3429	\$410,000	04-Nov-20
1/16 Harker Street Sunbury VIC 3429	\$410,000	30-Jul-20
2/77 Pasley Street Sunbury VIC 3429	\$430,000	06-Oct-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: 07 January 2021



**2/33-35 Barkly Street Sunbury VIC 3429**

3 1 1

Sold Price

**\$410,000**

Sold Date **04-Nov-20**

Distance **0.16km**



**1/16 Harker Street Sunbury VIC 3429**

2 1 1

Sold Price

Sold Date **30-Jul-20**

Distance **0.47km**



**2/77 Pasley Street Sunbury VIC 3429**

3 1 1

Sold Price

**\$430,000**

Sold Date **06-Oct-20**

Distance **0.97km**



**3/36 Ligar Street Sunbury VIC 3429**

2 1 1

Sold Price

**\$395,000**

Sold Date **03-Oct-20**

Distance **1.07km**



**24 Vineyard Road Sunbury VIC 3429**

3 2 1

Sold Price

**\$435,000**

Sold Date **28-Oct-20**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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