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	20/31-33 Timins 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	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,000	Property type	Unit	Suburb	Sunbury
Period-from	01 Feb 2019	to	31 Jan 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
11/33-35 Barkly Street Sunbury VIC 3429	$370,000	10-Jan-20
13/60-62 Brook Street Sunbury VIC 3429	$327,000	12-Oct-19
4/95-97 Pasley Street Sunbury VIC 3429	$385,000	25-Oct-19

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 February 2020

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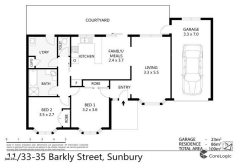

11/33-35 Barkly Street Sunbury VIC 3429 Sold Price **$370,000** Sold Date **10-Jan-20**

2 1 1 Distance **0.51km**



13/60-62 Brook Street Sunbury VIC 3429 Sold Price **$327,000** Sold Date **12-Oct-19**

2 1 1 Distance **0.53km**



4/95-97 Pasley Street Sunbury VIC 3429 Sold Price **$385,000** Sold Date **25-Oct-19**

2 1 1 Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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