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<br>Including suburb and postcode | 3/43-45 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 | $480,000 | & | $525,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $478,000 | Property type | Unit | Suburb | Sunbury |
| Period-from | 01 Nov 2023 | to | 31 Oct 2024 | 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 |
|---|---|---|
| 3/40 LIGAR STREET SUNBURY VIC 3429 | $495,000 | 24-Jul-23 |
| 2/52 DARBYSHIRE STREET SUNBURY VIC 3429 | $530,000 | 17-Oct-23 |
| 59 LIGAR STREET SUNBURY VIC 3429 | $520,000 | 20-Dec-23 |

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: 02 November 2024

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**3/40 LIGAR STREET SUNBURY VIC 3429**

2 1 1

Sold Price **$495,000** Sold Date **24-Jul-23**

Distance **0.02km**



**2/52 DARBYSHIRE STREET SUNBURY VIC 3429**

3 1 -

Sold Price **$530,000** Sold Date **17-Oct-23**

Distance **0.15km**



**59 LIGAR STREET SUNBURY VIC 3429**

3 2 1

Sold Price **$520,000** Sold Date **20-Dec-23**

Distance **0.19km**

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

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