

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

36 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,250

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2023

to

30 Jun 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

7/60-62 BROOK STREET SUNBURY VIC 3429	\$480,000	24-May-24
13/60-62 BROOK STREET SUNBURY VIC 3429	\$473,000	13-Mar-24

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: 24 July 2024



Cassandra Doria
P 9744 4428
M 0497 972 028
E cdoria@ypa.com.au



**7/60-62 BROOK STREET SUNBURY
VIC 3429**

2 1 1

^{RS} **\$480,000** Sold Date **24-May-24**

Distance **0.37km**



**13/60-62 BROOK STREET
SUNBURY VIC 3429**

3 1 1

Sold Price **\$473,000** Sold Date **13-Mar-24**

Distance **0.37km**

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

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