

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

4/58-60 LIGAR 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

\$425,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2021

to

30 Jun 2022

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

6/36-38 DARBYSHIRE STREET SUNBURY VIC 3429	\$435,000	11-Apr-22
9/28-30 DARBYSHIRE STREET SUNBURY VIC 3429	\$437,000	21-Apr-22
10/40-42 HARKER STREET SUNBURY VIC 3429	\$445,000	27-Apr-22

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: 27 July 2022



**6/36-38 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

Sold Price **\$435,000** Sold Date **11-Apr-22**

Distance **0.3km**



**9/28-30 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

Sold Price **\$437,000** Sold Date **21-Apr-22**

Distance **0.36km**



**10/40-42 HARKER STREET
SUNBURY VIC 3429**

2 1 1

Sold Price **\$445,000** Sold Date **27-Apr-22**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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