

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

8/44-46 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/64 ANDERSON ROAD SUNBURY VIC 3429	\$570,500	14-Jun-23
11/55 BROOK STREET SUNBURY VIC 3429	\$560,000	02-Apr-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.

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Daniel Scarano
M 97444428
E dscarano@ypa.com.au



**2/64 ANDERSON ROAD SUNBURY
VIC 3429**

3 2 1

Sold Price

^{RS} **\$570,500**

Sold Date

14-Jun-23

Distance

0.36km



**11/55 BROOK STREET SUNBURY
VIC 3429**

3 2 2

Sold Price

\$560,000

Sold Date

02-Apr-23

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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