

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

1/7-9 ANDERSON ROAD 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Dec 2021

to

30 Nov 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

2/52 DARBYSHIRE STREET SUNBURY VIC 3429	\$495,000	25-Oct-22
3/7 RIDDELL ROAD SUNBURY VIC 3429	\$520,000	22-Aug-22
17/33-35 BARKLY STREET SUNBURY VIC 3429	\$510,000	14-Oct-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: 12 December 2022



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

3 1 2

Sold Price **\$495,000** Sold Date **25-Oct-22**

Distance **0.29km**



**3/7 RIDDELL ROAD SUNBURY VIC
3429**

3 1 1

Sold Price **\$520,000** Sold Date **22-Aug-22**

Distance **0.7km**



**17/33-35 BARKLY STREET
SUNBURY VIC 3429**

2 1 2

Sold Price **\$510,000** Sold Date **14-Oct-22**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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