

## 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

1/168 OSHANASSY STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2021

to

31 Aug 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

4/40 BARKLY STREET SUNBURY VIC 3429	\$495,000	03-May-22
2/70 ANDERSON ROAD SUNBURY VIC 3429	\$460,000	08-Jun-22
5/12-14 PASLEY STREET SUNBURY VIC 3429	\$490,000	26-May-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: 14 September 2022



**4/40 BARKLY STREET SUNBURY  
VIC 3429**

 2  2  1

Sold Price

**\$495,000**

Sold Date

**03-May-22**

Distance

**0.34km**



**2/70 ANDERSON ROAD SUNBURY  
VIC 3429**

 -  1  1

Sold Price

**\$460,000**

Sold Date

**08-Jun-22**

Distance

**0.84km**



**5/12-14 PASLEY STREET SUNBURY  
VIC 3429**

 2  1  1

Sold Price

**\$490,000**

Sold Date

**26-May-22**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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