

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

1/95-97 PASLEY 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

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|---|-----------|-----------|
| 27/41 CORNISH STREET SUNBURY VIC 3429 | \$370,000 | 17-Jun-23 |
| 61/6-16 ANDERSON ROAD SUNBURY VIC 3429 | \$380,000 | 08-May-23 |
| 10/40-42 HARKER STREET SUNBURY VIC 3429 | \$400,000 | 21-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.~~

This Statement of Information was prepared on: 17 October 2023



27/41 CORNISH STREET SUNBURY VIC 3429

 2  1  1

Sold Price **\$370,000** Sold Date **17-Jun-23**

Distance **1.03km**



61/6-16 ANDERSON ROAD SUNBURY VIC 3429

 2  1  1

Sold Price **\$380,000** Sold Date **08-May-23**

Distance **0.94km**



10/40-42 HARKER STREET SUNBURY VIC 3429

 2  1  1

Sold Price **\$400,000** Sold Date **21-Apr-23**

Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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