

## 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

4/45 PASLEY 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,500

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1/45 PASLEY STREET SUNBURY VIC 3429 | \$278,000 | 21-Jan-23 |
| 2/41 PASLEY STREET SUNBURY VIC 3429 | \$383,000 | 07-Mar-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: 24 August 2023



**1/45 PASLEY STREET SUNBURY  
VIC 3429**

1 1 1

Sold Price **\$278,000** Sold Date **21-Jan-23**

Distance **0.03km**



**2/41 PASLEY STREET SUNBURY  
VIC 3429**

2 1 1

Sold Price **\$383,000** Sold Date **07-Mar-23**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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