

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

3/103-105 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Feb 2020

to

31 Jan 2021

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

7/46 Mitchells Lane Sunbury VIC 3429	\$380,000	29-Jan-21
9/46 Mitchells Lane Sunbury VIC 3429	\$352,000	06-Nov-20
1/44 Ligar Street Sunbury VIC 3429	\$382,000	04-Nov-20

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: 23 February 2021


7/46 Mitchells Lane Sunbury VIC 3429

Sold Price

RS

\$380,000

Sold Date

29-Jan-21
 2
  1
  1

Distance

0.37km

9/46 Mitchells Lane Sunbury VIC 3429

Sold Price

\$352,000

Sold Date

06-Nov-20
 2
  1
  1

Distance

0.39km

1/44 Ligar Street Sunbury VIC 3429

Sold Price

\$382,000

Sold Date

04-Nov-20
 2
  1
  1

Distance

0.78km

9/28-30 Darbyshire Street Sunbury VIC 3429

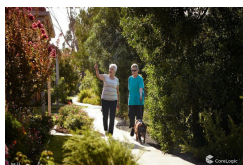
Sold Price

\$365,000

Sold Date

29-Nov-20
 2
  1
  1

Distance

0.96km

1/45 Cornish Street Sunbury VIC 3429

Sold Price

\$370,000

Sold Date

14-Jan-21
 2
  1
  1

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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