

## 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

23 Pimelea 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

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 12 Sorrel Circuit Sunbury VIC 3429  | \$640,000 | 08-Oct-20 |
| 16 Talbot Place Sunbury VIC 3429    | \$650,000 | 05-Feb-21 |
| 12 Coppelius Close Sunbury VIC 3429 | \$683,500 | 02-Dec-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.

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**12 Sorrel Circuit Sunbury VIC 3429** Sold Price **\$640,000** Sold Date **08-Oct-20**

4 2 2

 Distance **0.49km**

**16 Talbot Place Sunbury VIC 3429** Sold Price <sup>RS</sup> **\$650,000** Sold Date **05-Feb-21**

4 2 1

 Distance **0.8km**

**12 Coppelius Close Sunbury VIC 3429** Sold Price **\$683,500** Sold Date **02-Dec-20**

4 2 2

 Distance **0.81km**

**15 Woodstock Close Sunbury VIC 3429** Sold Price **\$645,000** Sold Date **02-Nov-20**

4 2 2

 Distance **1.24km**

**100 Stewarts Lane Sunbury VIC 3429** Sold Price **\$665,000** Sold Date **08-Dec-20**

4 2 2

 Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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