

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

13 PADS WAY 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2022

to

31 Aug 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

18 MARSH CRESCENT SUNBURY VIC 3429	525000	12-Sep-23
26A LALOR CRESCENT SUNBURY VIC 3429	548000	24-Aug-23
3/13-15 LOGAN COURT SUNBURY VIC 3429	545000	06-Sep-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.~~

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18 MARSH CRESCENT SUNBURY VIC 3429

3 2 1

Sold Price

^{RS} **525000** ^{UN}

Sold Date **12-Sep-23**

Distance **1.35km**



26A LALOR CRESCENT SUNBURY VIC 3429

3 2 2

Sold Price

^{RS} **548000** ^{UN}

Sold Date **24-Aug-23**

Distance **0.92km**



3/13-15 LOGAN COURT SUNBURY VIC 3429

3 2 1

Sold Price

^{RS} **545000**

Sold Date **06-Sep-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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