

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

6/8 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Dec 2021

to

30 Nov 2022

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

5/8 PADS WAY SUNBURY VIC 3429	\$545,000	16-Jul-22
21A BONNOR STREET SUNBURY VIC 3429	\$565,000	10-Mar-22
1/5 BANNERMAN STREET SUNBURY VIC 3429	\$538,500	11-Apr-22

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: 14 December 2022

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5/8 PADS WAY SUNBURY VIC 3429

 3  2  1

Sold Price

\$545,000

Sold Date

16-Jul-22

Distance

0.01km



21A BONNOR STREET SUNBURY VIC 3429

 3  2  1

Sold Price

\$565,000

Sold Date

10-Mar-22

Distance

0.1km



1/5 BANNERMAN STREET SUNBURY VIC 3429

 3  2  1

Sold Price

\$538,500

Sold Date

11-Apr-22

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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