

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

1/8 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

\$450,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Feb 2021

to

31 Jan 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

1/13-15 Logan Court Sunbury VIC 3429	\$533,000	07-Jul-21
3/13-15 Logan Court Sunbury VIC 3429	\$535,000	10-Aug-21
7A Keith Avenue Sunbury VIC 3429	\$530,000	23-Dec-21

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: 02 February 2022



1/13-15 Logan Court Sunbury VIC 3429

Sold Price

\$533,000

Sold Date

07-Jul-21

 3  2  1

Distance

1.03km



3/13-15 Logan Court Sunbury VIC 3429

Sold Price

\$535,000

Sold Date

10-Aug-21

 3  2  1

Distance

1.05km



7A Keith Avenue Sunbury VIC 3429

Sold Price

^{RS} **\$530,000**

Sold Date

23-Dec-21

 3  2  1

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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