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

2/103-105 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	\$450,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$473,500	Prop	Property type		Unit		Suburb Sunbury	
Period-from	01 Sep 2023	to	31 Aug 2	2024 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		
5/70 ANDERSON ROAD SUNBURY VIC 3429	\$460,000	24-Sep-23		
2/63 PASLEY STREET SUNBURY VIC 3429	\$465,000	17-Nov-23		
3/14 MCCUBBIN COURT SUNBURY VIC 3429	\$470,000	12-Aug-24		

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: 17 September 2024



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ROSIN SMYTH

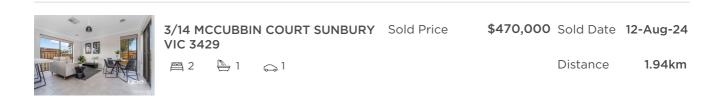
Martin Smvth

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dreading	5/70 ANDERSON ROAD SUNBURY VIC 3429 ☐ 2 ⓑ 1 ⇔ 1	Sold Price	\$460,000	Sold Date Distance	24-Sep-23 0.5km
	2/63 PASLEY STREET SUNBURY VIC 3429	Sold Price	\$465,000	Sold Date	17-Nov-23
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RS = Recent sale UN = Undisclosed Sale

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