

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

2/25 MCCOSKER 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

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Apr 2022

to

31 Mar 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

6/8 PADS WAY SUNBURY VIC 3429	\$525,000	23-Dec-22
3 BLACKIE LANE SUNBURY VIC 3429	\$545,000	06-Feb-23
2 FINGLETON CRESCENT SUNBURY VIC 3429	\$550,000	22-Nov-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.~~

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Haydn Drummer
P (03) 9744 6334
M 0421 116 679
E haydn.drummer@sunbury.rh.com.au



6/8 PADS WAY SUNBURY VIC 3429

3 2 1

Sold Price **\$525,000** Sold Date **23-Dec-22**

Distance **0.6km**



3 BLACKIE LANE SUNBURY VIC 3429

3 2 1

Sold Price **\$545,000** Sold Date **06-Feb-23**

Distance **0.3km**



2 FINGLETON CRESCENT SUNBURY VIC 3429

3 2 2

Sold Price **\$550,000** Sold Date **22-Nov-22**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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