

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

1/73 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2022

to

30 Sep 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

8/44-46 DARBYSHIRE STREET SUNBURY VIC 3429	\$590,000	18-Aug-23
2/64 ANDERSON ROAD SUNBURY VIC 3429	\$570,500	14-Jun-23
1/14A MCEWEN DRIVE SUNBURY VIC 3429	\$590,000	25-May-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.~~

This Statement of Information was prepared on: 16 October 2023

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**8/44-46 DARBYSHIRE STREET
SUNBURY VIC 3429**

Sold Price

^{RS}

\$590,000

Sold Date

18-Aug-23

3

2

1

Distance

0.53km



**2/64 ANDERSON ROAD SUNBURY
VIC 3429**

Sold Price

^{RS}

\$570,500

Sold Date

14-Jun-23

3

2

1

Distance

0.39km



**1/14A MCEWEN DRIVE SUNBURY
VIC 3429**

Sold Price

\$590,000

Sold Date

25-May-23

3

2

2

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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