

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

5/46-48 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/12-14 Pasley Street Sunbury VIC 3429	\$500,000	09-Nov-20
7/84 Ligar Street Sunbury VIC 3429	\$510,000	07-Oct-20
10/54-56 Station Street Sunbury VIC 3429	\$475,000	05-Nov-20

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 March 2021



2/12-14 Pasley Street Sunbury VIC 3429

Sold Price

\$500,000

Sold Date **09-Nov-20**

3 1 2

Distance **0.37km**



7/84 Ligar Street Sunbury VIC 3429

Sold Price

\$510,000

Sold Date **07-Oct-20**

3 2 1

Distance **0.46km**



10/54-56 Station Street Sunbury VIC 3429

Sold Price

\$475,000

Sold Date **05-Nov-20**

2 1 1

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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