

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

4/95-97 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

\$370,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/95-97 Pasley Street Sunbury VIC 3429	\$385,000	29-Jun-19
13/103-105 Pasley Street Sunbury VIC 3429	\$395,000	23-May-19
1/1 Timins Street Sunbury VIC 3429	\$380,000	19-Mar-19

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 2019



2/95-97 Pasley Street Sunbury VIC 3429

Sold Price

\$385,000

Sold Date

29-Jun-19

2

1

1

Distance

0.02km



13/103-105 Pasley Street Sunbury VIC 3429

Sold Price

\$395,000

Sold Date

23-May-19

2

1

1

Distance

0.15km



1/1 Timins Street Sunbury VIC 3429

Sold Price

\$380,000

Sold Date

19-Mar-19

2

1

1

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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