

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

2/63 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Nov 2022

to

31 Oct 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

9/41 CORNISH STREET SUNBURY VIC 3429	\$445,000	29-Jun-23
5/70 ANDERSON ROAD SUNBURY VIC 3429	\$460,000	09-Oct-23
4/63 STATION STREET SUNBURY VIC 3429	\$455,000	03-Aug-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: 09 November 2023



**9/41 CORNISH STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$445,000

Sold Date

29-Jun-23

Distance

0.78km



**5/70 ANDERSON ROAD SUNBURY
VIC 3429**

2 1 1

Sold Price

^{RS} **\$460,000**

Sold Date

09-Oct-23

Distance

0.48km



**4/63 STATION STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$455,000

Sold Date

03-Aug-23

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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