

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

1/27 Vaughan 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Apr 2020

to

31 Mar 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

6/55 Brook Street Sunbury VIC 3429	\$570,000	17-Nov-20
2/12-14 Pasley Street Sunbury VIC 3429	\$500,000	09-Nov-20
5/46-48 Pasley Street Sunbury VIC 3429	\$510,000	11-Mar-21

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: 06 April 2021


6/55 Brook Street Sunbury VIC 3429

 Sold Price **\$570,000** Sold Date **17-Nov-20**

3 2 2

 Distance **0.26km**

2/12-14 Pasley Street Sunbury VIC 3429

 Sold Price **\$500,000** Sold Date **09-Nov-20**

3 1 2

 Distance **1.23km**

5/46-48 Pasley Street Sunbury VIC 3429

 Sold Price ^{RS} **\$510,000** Sold Date **11-Mar-21**

3 1 1

 Distance **1.23km**

1/38 Ligar Street Sunbury VIC 3429

 Sold Price **\$527,000** Sold Date **16-Jul-20**

3 2 1

 Distance **1.33km**

7/84 Ligar Street Sunbury VIC 3429

 Sold Price **\$510,000** Sold Date **07-Oct-20**

3 2 1

 Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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