

## 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

5/2-4 PASLEY STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/47 LIGAR STREET SUNBURY VIC 3429	\$495,000	28-Jan-22
5/12-14 PASLEY STREET SUNBURY VIC 3429	\$490,000	26-May-22
6/12-14 PASLEY STREET SUNBURY VIC 3429	\$467,500	02-Aug-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: 12 July 2022

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**1/47 LIGAR STREET SUNBURY VIC 3429**

Sold Price

**\$495,000**

Sold Date

**28-Jan-22**

2

1

1

Distance

**0.48km**



**5/12-14 PASLEY STREET SUNBURY VIC 3429**

Sold Price

**\$490,000**

Sold Date

**26-May-22**

2

1

1

Distance

**0.1km**



**6/12-14 PASLEY STREET SUNBURY VIC 3429**

Sold Price

**\$467,500**

Sold Date

**02-Aug-21**

2

1

1

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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