

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

7 LASSITER 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2022

to

28 Feb 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

8 OXLEY STREET SUNBURY VIC 3429	\$480,000	21-Dec-22
16 HUME STREET SUNBURY VIC 3429	\$457,000	02-Dec-22
113 CHARTER ROAD WEST SUNBURY VIC 3429	\$475,000	12-Dec-22

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: 01 March 2023

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



8 OXLEY STREET SUNBURY VIC 3429

3 1 1

Sold Price

\$480,000

Sold Date

21-Dec-22

Distance

0.26km



16 HUME STREET SUNBURY VIC 3429

3 1 2

Sold Price

\$457,000

Sold Date

02-Dec-22

Distance

0.48km



113 CHARTER ROAD WEST SUNBURY VIC 3429

3 1 2

Sold Price

\$475,000

Sold Date

12-Dec-22

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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