

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

2/70 ANDERSON ROAD 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

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2021

to

30 Apr 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

9/103-105 PASLEY STREET SUNBURY VIC 3429	\$476,000	07-Feb-22
3/45 LIGAR STREET SUNBURY VIC 3429	\$505,000	22-Mar-22
4/11-13 PASLEY STREET SUNBURY VIC 3429	\$470,000	24-Mar-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: 30 May 2022



**9/103-105 PASLEY STREET
SUNBURY VIC 3429**

 2  1  1

Sold Price **\$476,000** Sold Date **07-Feb-22**

Distance **0.45km**



**3/45 LIGAR STREET SUNBURY VIC
3429**

 2  1  1

Sold Price ^{RS} **\$505,000** Sold Date **22-Mar-22**

Distance **0.54km**



**4/11-13 PASLEY STREET SUNBURY
VIC 3429**

 2  1  1

Sold Price **\$470,000** Sold Date **24-Mar-22**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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