

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

2/36 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/31 Pasley Street Sunbury VIC 3429	\$395,000	14-Apr-20
3/36 Ligar Street Sunbury VIC 3429	\$395,000	03-Oct-20
1/44 Ligar Street Sunbury VIC 3429	\$382,000	04-Nov-20

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.~~

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1/31 Pasley Street Sunbury VIC 3429

Sold Price **\$395,000** Sold Date **14-Apr-20**

 2  1  1

Distance **0.08km**



3/36 Ligar Street Sunbury VIC 3429 Sold Price

Sold Date **03-Oct-20**

 2  1  1

Distance **0.13km**



1/44 Ligar Street Sunbury VIC 3429 Sold Price

\$382,000 Sold Date **04-Nov-20**

 2  1  1

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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