

## 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

1/35 Jackson 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

\$695,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Mar 2020

to

28 Feb 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

7/64 Macedon Street Sunbury VIC 3429	\$650,000	03-Mar-20
1/72 Jackson Street Sunbury VIC 3429	\$747,000	08-Jan-20
1/42 Pasley Street Sunbury VIC 3429	\$705,000	-

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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**7/64 Macedon Street Sunbury VIC 3429**

Sold Price **\$650,000** Sold Date **03-Mar-20**

3 2 2

Distance **0.14km**



**1/72 Jackson Street Sunbury VIC 3429**

Sold Price **\$747,000** Sold Date **08-Jan-20**

4 3 2

Distance **0.42km**



**1/42 Pasley Street Sunbury VIC 3429**

Sold Price **\$705,000** Sold Date **-**

3 2 1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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