

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

8/31-33 TIMINS 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2023

to

31 May 2024

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

23/31-33 TIMINS STREET SUNBURY VIC 3429	\$358,000	06-May-24
1/95-97 PASLEY STREET SUNBURY VIC 3429	\$393,000	21-Dec-23
11/45 CORNISH STREET SUNBURY VIC 3429	\$440,000	19-Jan-24

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: 14 June 2024



23/31-33 TIMINS STREET SUNBURY VIC 3429 Sold Price ^{RS} **\$358,000** Sold Date **06-May-24**

 2  1  -

Distance **0.06km**



1/95-97 PASLEY STREET SUNBURY VIC 3429 Sold Price **\$393,000** Sold Date **21-Dec-23**

 2  1  1

Distance **0.83km**



11/45 CORNISH STREET SUNBURY VIC 3429 Sold Price **\$440,000** Sold Date **19-Jan-24**

 2  1  1

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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