

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

2/11-13 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/26 PASLEY STREET SUNBURY VIC 3429	\$450,000	22-Oct-24
3/26 PASLEY STREET SUNBURY VIC 3429	\$450,000	22-Oct-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.

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**2/26 PASLEY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price **\$450,000** Sold Date **22-Oct-24**

Distance **0.15km**



**3/26 PASLEY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price Sold Date **22-Oct-24**

Distance **0.15km**

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

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