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	3/18 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	$460,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$427,500	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
2/12-14 Pasley Street Sunbury VIC 3429	$500,000	09-Nov-20
1/19 Cornish Street Sunbury VIC 3429	$445,000	22-Jul-20
10/54-56 Station Street Sunbury VIC 3429	$475,000	05-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.~~

This Statement of Information was prepared on: 22 January 2021

BRAD TEAL
CONSIDER IT DONE
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2/12-14 Pasley Street Sunbury VIC 3429

2 1 2

Sold Price RS **$500,000** Sold Date **09-Nov-20**

Distance **0.04km**



1/19 Cornish Street Sunbury VIC 3429

2 1 1

Sold Price **$445,000** Sold Date **22-Jul-20**

Distance **0.42km**



10/54-56 Station Street Sunbury VIC 3429

2 1 1

Sold Price **$475,000** Sold Date **05-Nov-20**

Distance **0.95km**

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

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