

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

1/172 OSHANASSY 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2021

to

31 May 2022

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

1/12-14 PASLEY STREET SUNBURY VIC 3429	\$546,000	16-Feb-22
6/2 CORNISH STREET SUNBURY VIC 3429	\$550,000	27-Jan-22
11/17A CORNISH STREET SUNBURY VIC 3429	\$570,000	10-May-22

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: 29 June 2022



**1/12-14 PASLEY STREET SUNBURY
VIC 3429**

3 1 1

Sold Price

\$546,000

Sold Date

16-Feb-22

Distance

0.91km



**6/2 CORNISH STREET SUNBURY
VIC 3429**

2 1 2

Sold Price

\$550,000

Sold Date

27-Jan-22

Distance

0.77km



**11/17A CORNISH STREET SUNBURY
VIC 3429**

3 1 2

Sold Price

^{RS}**\$570,000**

Sold Date

10-May-22

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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