

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

1/64 MACEDON 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2024

to

31 May 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

5/42-44 PASLEY STREET SUNBURY VIC 3429

\$600,000

22-May-25

7/17A CORNISH STREET SUNBURY VIC 3429

\$600,000

07-Apr-25

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: 19 June 2025



**5/42-44 PASLEY STREET
SUNBURY VIC 3429**

3 2 1

Sold Price

\$600,000

Sold Date

22-May-25

Distance

1.18km



**7/17A CORNISH STREET SUNBURY
VIC 3429**

3 2 2

Sold Price

^{RS} **\$600,000**

Sold Date

07-Apr-25

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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