

## 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

31 CORNISH STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,750

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2021

to

31 Mar 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 6 RUBICON COURT SUNBURY VIC 3429    | \$610,000 | 04-Nov-21 |
| 29A CORNISH STREET SUNBURY VIC 3429 | \$620,000 | 21-Oct-21 |
| 2/36 LIGAR STREET SUNBURY VIC 3429  | \$410,000 | 23-Nov-21 |

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: 08 April 2022



**6 RUBICON COURT SUNBURY VIC 3429**

3 2 1

Sold Price

**\$610,000**

Sold Date

**04-Nov-21**

Distance

**0.24km**



**29A CORNISH STREET SUNBURY VIC 3429**

3 1 1

Sold Price

**\$620,000**

Sold Date

**21-Oct-21**

Distance

**0.02km**



**2/36 LIGAR STREET SUNBURY VIC 3429**

2 1 1

Sold Price

**\$410,000**

Sold Date

**23-Nov-21**

Distance

-



**1 CROSBIE COURT SUNBURY VIC 3429**

4 2 2

Sold Price

**\$650,000**

Sold Date

**10-Dec-21**

Distance

-



**14 CORNISH STREET SUNBURY VIC 3429**

3 2 1

Sold Price

**\$640,000**

Sold Date

**10-Feb-22**

Distance

-



**350 ELIZABETH DRIVE SUNBURY VIC 3429**

3 2 2

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**23-Feb-22**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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**11 CUMBERLAND CHASE SUNBURY  
VIC 3429**

Sold Price

**\$562,500**

Sold Date

**10-Feb-22**



3



1



2

Distance

-



**344 ELIZABETH DRIVE SUNBURY  
VIC 3429**

Sold Price

**\$640,000**

Sold Date

**08-Dec-21**



4



2



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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