

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

8/41 Cornish 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2020

to

30 Jun 2021

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

3/19 Cornish Street Sunbury VIC 3429	\$435,000	07-Jun-21
3/35 Darbyshire Street Sunbury VIC 3429	\$425,000	22-Apr-21
4/35 Darbyshire Street Sunbury VIC 3429	\$425,000	22-Apr-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.~~

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**3/19 Cornish Street Sunbury VIC 3429**

Sold Price

RS

\$435,000

Sold Date

07-Jun-21 2 1 2

Distance

0.23km**3/35 Darbyshire Street Sunbury VIC 3429**

Sold Price

\$425,000

Sold Date

22-Apr-21 2 1 1

Distance

0.43km**4/35 Darbyshire Street Sunbury VIC 3429**

Sold Price

Sold Date

22-Apr-21 2 1 1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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