

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

18/41 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2021

to

31 Jul 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

| | | |
|-------------------------------------|-----------|-----------|
| 1/73 ANDERSON ROAD SUNBURY VIC 3429 | \$340,000 | 14-May-22 |
| 27B BROOK STREET SUNBURY VIC 3429 | \$290,000 | 01-Jun-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: 09 August 2022

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1/73 ANDERSON ROAD SUNBURY VIC 3429

Sold Price

\$340,000

Sold Date

14-May-22



1



1



1

Distance

0.72km



27B BROOK STREET SUNBURY VIC 3429

Sold Price

\$290,000

Sold Date

01-Jun-22



1



1



-

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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