

## 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

2 Cover Drive 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

\$440,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2019

to

31 Dec 2019

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

7 Cover Drive Sunbury VIC 3429	\$497,500	13-Jul-19
4 Kippax Street Sunbury VIC 3429	\$475,000	19-Nov-19
48 Cover Drive Sunbury VIC 3429	\$430,000	11-Dec-19

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 January 2020



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**7 Cover Drive Sunbury VIC 3429**

Sold Price

**\$497,500**

Sold Date

**13-Jul-19**

3 2 2

Distance

**0.07km**



**4 Kippax Street Sunbury VIC 3429**

Sold Price

**\$475,000**

Sold Date

**19-Nov-19**

3 2 1

Distance

**0.18km**



**48 Cover Drive Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$430,000**

Sold Date

**11-Dec-19**

3 1 1

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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