

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

15/39-43 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

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

3/32 LIGAR STREET SUNBURY VIC 3429	\$520,000	11-Jun-22
3/45 LIGAR STREET SUNBURY VIC 3429	\$505,000	16-Mar-22
5/12-14 PASLEY STREET SUNBURY VIC 3429	\$490,000	26-May-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: 17 August 2022



3/32 LIGAR STREET SUNBURY VIC 3429

Sold Price

\$520,000

Sold Date

11-Jun-22

 2  1  1

Distance

0.49km



3/45 LIGAR STREET SUNBURY VIC 3429

Sold Price

\$505,000

Sold Date

16-Mar-22

 2  1  1

Distance

0.61km



5/12-14 PASLEY STREET SUNBURY VIC 3429

Sold Price

\$490,000

Sold Date

26-May-22

 2  1  1

Distance

0.67km



4/11-13 PASLEY STREET SUNBURY VIC 3429

Sold Price

\$470,000

Sold Date

24-Mar-22

 2  1  1

Distance

0.75km



21 SUNBROOK COURT SUNBURY VIC 3429

Sold Price

\$520,000

Sold Date

01-Mar-22

 2  1  1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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