

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

3/6-8 Cumberland Chase 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2019

to

30 Jun 2020

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

5/54 Darbyshire Street Sunbury VIC 3429	\$472,000	02-Jun-20
1/17A Cornish Street Sunbury VIC 3429	\$480,000	23-Mar-20
3/7-9 Anderson Road Sunbury VIC 3429	\$432,000	19-Jun-20

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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5/54 Darbyshire Street Sunbury VIC Sold Price **\$472,000**

Sold Date **02-Jun-20**

2 1 2

Distance **0.08km**



1/17A Cornish Street Sunbury VIC Sold Price **\$480,000**

Sold Date **23-Mar-20**

3 1 2

Distance **0.32km**



3/7-9 Anderson Road Sunbury VIC Sold Price ^{RS} **\$432,000**

Sold Date **19-Jun-20**

3 1 1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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