

## 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

31 Cornish Street 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

\$550,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2019

to

31 Jan 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 55 Gap Road Sunbury VIC 3429      | \$660,000 | 25-Nov-19 |
| 57 McKell Avenue Sunbury VIC 3429 | \$560,000 | 18-Nov-19 |
| 14 Miller Street Sunbury VIC 3429 | \$515,000 | 07-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: 24 February 2020



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**55 Gap Road Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$660,000** <sup>UN</sup>

Sold Date

**25-Nov-19**

3 1 2

Distance

**0.46km**



**57 McKell Avenue Sunbury VIC 3429**

Sold Price

**\$560,000**

Sold Date

**18-Nov-19**

4 2 2

Distance

**0.59km**



**14 Miller Street Sunbury VIC 3429**

Sold Price

**\$515,000**

Sold Date

**07-Dec-19**

3 1 2

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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