

## 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

153 Cornwall Road Sunshine VIC 3020

### 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Sunshine

Period-from

01 Jun 2020

to

31 May 2021

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

9 Stonemark Street Sunshine VIC 3020	\$839,000	17-Apr-21
11 Mellor Street Sunshine VIC 3020	\$830,000	20-Feb-21
34 Union Street Sunshine VIC 3020	\$900,000	22-May-21

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: 15 June 2021



**9 Stonemark Street Sunshine VIC 3020**

Sold Price

<sup>RS</sup>

**\$839,000**

Sold Date

**17-Apr-21**

2

1

3

Distance

**0.31km**



**11 Mellor Street Sunshine VIC 3020**

Sold Price

**\$830,000**

Sold Date

**20-Feb-21**

2

2

1

Distance

**0.43km**



**34 Union Street Sunshine VIC 3020**

Sold Price

<sup>RS</sup>

**\$900,000**

Sold Date

**22-May-21**

3

1

1

Distance

**0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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