

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

6/31-37 Cover Drive 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2019

to

30 Sep 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

1/73 Davenport Drive Sunbury VIC 3429	\$432,500	05-Jun-20
2/95 Gap Road Sunbury VIC 3429	\$430,000	04-Feb-20
3/6-8 Cumberland Chase Sunbury VIC 3429	\$450,000	30-Jul-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.~~

This Statement of Information was prepared on: 21 October 2020


1/73 Davenport Drive Sunbury VIC 3429

Sold Price

\$432,500

 Sold Date **05-Jun-20**

3 2 -

 Distance **0.98km**

2/95 Gap Road Sunbury VIC 3429

Sold Price

\$430,000

 Sold Date **04-Feb-20**

2 2 1

 Distance **1.98km**

3/6-8 Cumberland Chase Sunbury VIC 3429

Sold Price

\$450,000

 Sold Date **30-Jul-20**

3 1 1

 Distance **2.3km**

3/7-9 Anderson Road Sunbury VIC 3429

Sold Price

\$432,000

 Sold Date **02-Jun-20**

3 1 1

 Distance **2.45km**

1/19 Cornish Street Sunbury VIC 3429

Sold Price

\$445,000

 Sold Date **22-Jul-20**

2 1 1

 Distance **2.55km**

RS = Recent sale

UN = Undisclosed Sale

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