

## 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

17 Counihan 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 10 Counihan Street Sunbury VIC 3429 | \$500,000 | 21-Oct-20 |
| 28 Heysen Drive Sunbury VIC 3429    | \$570,000 | 13-Jun-20 |
| 61 Dobell Avenue Sunbury VIC 3429   | \$520,000 | 04-Aug-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: 30 October 2020



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**10 Counihan Street Sunbury VIC 3429**

Sold Price

<sup>RS</sup>

**\$500,000**

Sold Date

**21-Oct-20**



3



2



2

Distance

**0.07km**



**28 Heysen Drive Sunbury VIC 3429**

Sold Price

**\$570,000**

Sold Date

**13-Jun-20**



3



2



1

Distance

**0.26km**



**61 Dobell Avenue Sunbury VIC 3429**

Sold Price

**\$520,000**

Sold Date

**04-Aug-20**



4



2



4

Distance

**0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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