

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

3/7-9 Anderson Road 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

\$395,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2019

to

30 Apr 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

12/17A Cornish Street Sunbury VIC 3429	\$410,000	18-Mar-20
1/17A Cornish Street Sunbury VIC 3429	\$480,000	23-Mar-20
3/77 Barkly Street Sunbury VIC 3429	\$450,000	26-Feb-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: 12 May 2020



12/17A Cornish Street Sunbury VIC 3429

2 1 1

Sold Price

\$410,000

Sold Date

18-Mar-20

Distance

0.05km



1/17A Cornish Street Sunbury VIC 3429

3 1 2

Sold Price

\$480,000

Sold Date

23-Mar-20

Distance

0.12km



3/77 Barkly Street Sunbury VIC 3429

3 1 1

Sold Price

\$450,000

Sold Date

26-Feb-20

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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