

## 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

12 Thornton Avenue 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2018

to

30 Nov 2019

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 Cathkin Close Sunbury VIC 3429	\$536,000	03-Oct-19
7 Cumberland Chase Sunbury VIC 3429	\$554,000	07-Dec-19
20 Fawcett Place Sunbury VIC 3429	\$672,500	05-Jul-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: 17 December 2019



**1 Cathkin Close Sunbury VIC 3429**

Sold Price

**\$536,000**

Sold Date

**03-Oct-19**

 3  2  1

Distance

**0.13km**



**7 Cumberland Chase Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$554,000**

Sold Date

**07-Dec-19**

 4  2  3

Distance

**0.25km**



**20 Fawcett Place Sunbury VIC 3429**

Sold Price

**\$672,500**

Sold Date

**05-Jul-19**

 4  2  2

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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