

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

3/19 Cornish Street 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

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2020

to

30 Apr 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

6/63 Anderson Road Sunbury VIC 3429	\$485,000	18-Feb-21
3/3 Henty Court Sunbury VIC 3429	\$420,000	29-Apr-21
4/70 Anderson Road Sunbury VIC 3429	\$445,000	19-Apr-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: 06 May 2021



6/63 Anderson Road Sunbury VIC 3429

3 2 2

Sold Price

\$485,000

Sold Date

18-Feb-21

Distance

0.61km



3/3 Henty Court Sunbury VIC 3429

2 1 1

Sold Price

^{RS}

\$420,000

Sold Date

29-Apr-21

Distance

0.64km



4/70 Anderson Road Sunbury VIC 3429

2 1 1

Sold Price

^{RS}

\$445,000

Sold Date

19-Apr-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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