

## 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

31 Cornish 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2018

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 48 Darbyshire Street Sunbury VIC 3429 | \$615,000 | 05-Aug-19 |
| 59 Riddell Road Sunbury VIC 3429      | \$487,000 | 20-May-19 |
| 97 McKell Avenue Sunbury VIC 3429     | \$556,000 | 06-Aug-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: 08 November 2019



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**48 Darbyshire Street Sunbury VIC 3429**

Sold Price

**\$615,000**

Sold Date

**05-Aug-19**

4 2 2

Distance

**0.32km**



**59 Riddell Road Sunbury VIC 3429**

Sold Price

**\$487,000**

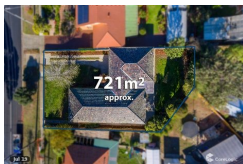
Sold Date

**20-May-19**

3 1 2

Distance

**0.55km**



**97 McKell Avenue Sunbury VIC 3429**

Sold Price

**\$556,000**

Sold Date

**06-Aug-19**

4 3 2

Distance

**0.68km**



**5 Miller Street Sunbury VIC 3429**

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**10-Oct-19**

3 1 4

Distance

**0.79km**



**14 Fraser Court Sunbury VIC 3429**

Sold Price

**\$525,000**

Sold Date

**07-Sep-19**

3 2 1

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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