

## 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

54 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2021

to

30 Jun 2022

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

9 SHAW COURT SUNBURY VIC 3429	\$580,000	17-Feb-22
28 FORREST STREET SUNBURY VIC 3429	\$630,000	19-Feb-22
15 CORNISH STREET SUNBURY VIC 3429	\$625,000	15-Mar-22

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.~~

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**9 SHAW COURT SUNBURY VIC 3429**

3 1 2

Sold Price **\$580,000** Sold Date **17-Feb-22**

Distance **0.08km**



**28 FORREST STREET SUNBURY VIC 3429**

3 1 1

Sold Price **\$630,000** Sold Date **19-Feb-22**

Distance **-**



**15 CORNISH STREET SUNBURY VIC 3429**

3 1 1

Sold Price **\$625,000** Sold Date **15-Mar-22**

Distance **-**

RS = Recent sale      UN = Undisclosed Sale

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