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	14 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	$650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Sunbury
Period-from	01 Dec 2020	to	30 Nov 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
17 Lambert Avenue Sunbury VIC 3429	$650,000	08-Nov-21
93 Stewarts Lane Sunbury VIC 3429	$650,000	30-Jun-21
15 Plante Court Sunbury VIC 3429	$655,000	14-Oct-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: 02 December 2021

BRAD TEAL • woodards

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17 Lambert Avenue Sunbury VIC 3429

4 2 2

Sold Price RS $650,000 Sold Date 08-Nov-21

Distance 1.44km



93 Stewarts Lane Sunbury VIC 3429

4 2 2

Sold Price $650,000 Sold Date 30-Jun-21

Distance 1.94km



15 Plante Court Sunbury VIC 3429

4 1 4

Sold Price RS $655,000 Sold Date 14-Oct-21

Distance 1.07km

RS = Recent sale **UN** = Undisclosed Sale

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