

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 NORGE STREET SUNSHINE VIC 3020

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

House

Suburb

Sunshine

Period-from

01 May 2023

to

30 Apr 2024

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

3 ERNEST STREET SUNSHINE VIC 3020	\$715,000	12-Apr-24
123 CORNWALL ROAD SUNSHINE VIC 3020	\$700,000	16-Feb-24
15 SNOWDEN STREET SUNSHINE VIC 3020	\$722,000	15-Apr-24

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: 24 May 2024



3 ERNEST STREET SUNSHINE VIC 3020

3 1 2

Sold Price

\$715,000

Sold Date

12-Apr-24

Distance

0.24km



123 CORNWALL ROAD SUNSHINE VIC 3020

3 2 2

Sold Price

\$700,000

Sold Date

16-Feb-24

Distance

0.41km



15 SNOWDEN STREET SUNSHINE VIC 3020

2 1 1

Sold Price

^{RS} **\$722,000**

Sold Date

15-Apr-24

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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