

## 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

20 Phoenix Street Sunshine North VIC 3020

### 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunshine North

Period-from

01 Feb 2020

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 8 Cumberland Street Sunshine North VIC 3020 | \$781,000 | 22-Dec-20 |
| 68 Darnley Street Braybrook VIC 3019        | \$730,000 | 13-Jan-21 |
| 30 Vine Street Braybrook VIC 3019           | \$755,000 | 16-Jan-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: 11 February 2021



**8 Cumberland Street Sunshine North VIC 3020**

 3  1  2

Sold Price

<sup>RS</sup> **\$781,000**

Sold Date **22-Dec-20**

Distance **0.09km**



**68 Darnley Street Braybrook VIC 3019**

 2  1  1

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **13-Jan-21**

Distance **1.1km**



**30 Vine Street Braybrook VIC 3019**

 2  1  -

Sold Price

<sup>RS</sup> **\$755,000**

Sold Date **16-Jan-21**

Distance **1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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