

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

9 CENTRE 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

\$1,185,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Sunshine

Period-from

01 Feb 2022

to

31 Jan 2023

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

5 CORIO STREET SUNSHINE VIC 3020	\$1,178,000	31-Aug-22
4 TRIBE STREET SUNSHINE VIC 3020	\$1,210,000	08-Oct-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.

This Statement of Information was prepared on: 27 February 2023

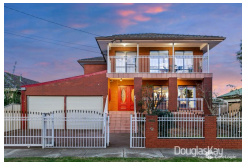


5 CORIO STREET SUNSHINE VIC 3020

3 1 1

Sold Price **\$1,178,000** Sold Date **31-Aug-22**

Distance **0.67km**



4 TRIBE STREET SUNSHINE VIC 3020

5 2 4

Sold Price **\$1,210,000** Sold Date **08-Oct-22**

Distance **0.78km**

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

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