

## 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

22 WESTMORELAND ROAD 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2021

to

31 Mar 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

6 EASTCOTE STREET SUNSHINE NORTH VIC 3020	\$935,000	11-Dec-21
57 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$940,000	18-Dec-21
26 MILLS STREET SUNSHINE NORTH VIC 3020	\$960,000	26-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.~~

This Statement of Information was prepared on: 28 April 2022



**6 EASTCOTE STREET SUNSHINE  
NORTH VIC 3020**

4 2 2

Sold Price

<sup>RS</sup> **\$935,000**

Sold Date

**11-Dec-21**

Distance

**0.14km**



**57 SUFFOLK ROAD SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price

**\$940,000**

Sold Date

**18-Dec-21**

Distance

**0.27km**



**26 MILLS STREET SUNSHINE  
NORTH VIC 3020**

3 2 5

Sold Price

<sup>RS</sup> **\$960,000**

Sold Date

**26-Mar-22**

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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