

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

47 CHAPMAN STREET SUNSHINE VIC 3020

Address  
Including suburb and postcode

### 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)

or range  
Single  
between

\$695,000

Price &

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$787,500

Property type

House

Suburb

Sunshine

Period-from

01 Mar 2023

to

29 Feb 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

68 COUCH STREET SUNSHINE VIC 3020

\$631,000

24-Feb-24

18 CHAPMAN STREET SUNSHINE VIC 3020

\$735,000

18-Mar-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: 18 March 2024