

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 GRESFORD STREET SUNSHINE NORTH 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

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Sunshine North

Period-from

01 Nov 2021

to

31 Oct 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

9 GRESFORD STREET SUNSHINE NORTH VIC 3020	\$810,000	10-Jun-22
8 GRESFORD STREET SUNSHINE NORTH VIC 3020	\$820,000	23-Apr-22
12 RUFFORD STREET SUNSHINE NORTH VIC 3020	\$927,000	14-May-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: 08 November 2022



**9 GRESFORD STREET SUNSHINE
NORTH VIC 3020**

3 1 2

Sold Price

\$810,000

Sold Date

10-Jun-22

Distance

0.05km



**8 GRESFORD STREET SUNSHINE
NORTH VIC 3020**

3 1 3

Sold Price

\$820,000

Sold Date

23-Apr-22

Distance

0.06km



**12 RUFFORD STREET SUNSHINE
NORTH VIC 3020**

4 1 3

Sold Price

\$927,000

Sold Date

14-May-22

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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