

## 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

56 SUFFOLK 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

\$729,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 Sep 2023

to

31 Aug 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

18 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020	\$736,000	01-Jun-24
45 WATTLEBIRD COURT SUNSHINE NORTH VIC 3020	\$700,000	12-Jan-24
31 WARWICK ROAD SUNSHINE NORTH VIC 3020	\$780,000	13-Apr-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: 23 September 2024

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**18 WINGED FOOT DRIVE  
SUNSHINE NORTH VIC 3020**

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Sold Price **\$736,000** Sold Date **01-Jun-24**Distance **0.85km****45 WATTLEBIRD COURT  
SUNSHINE NORTH VIC 3020**

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Sold Price **\$700,000** Sold Date **12-Jan-24**Distance **1.22km****31 WARWICK ROAD SUNSHINE  
NORTH VIC 3020**

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Sold Price **\$780,000** Sold Date **13-Apr-24**Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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