

## 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

1/3 HOAD STREET 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

\$615,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Nov 2023

to

31 Oct 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

2/14 RAWSON AVENUE SUNSHINE VIC 3020	\$615,000	20-Jul-24
1/10 BAYNTON AVENUE SUNSHINE NORTH VIC 3020	\$640,000	17-Aug-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: 13 November 2024



**2/14 RAWSON AVENUE SUNSHINE  
VIC 3020**

3 2 1

Sold Price

**\$615,000**

Sold Date

**20-Jul-24**

Distance

**1.58km**



**1/10 BAYNTON AVENUE SUNSHINE  
NORTH VIC 3020**

2 2 1

Sold Price

**\$640,000**

Sold Date

**17-Aug-24**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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