

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

33 WOODSWALLOW ENTRANCE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Sep 2021

to

31 Aug 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

18/40 ERROL STREET BRAYBROOK VIC 3019	\$710,000	21-Mar-22
79 PHOENIX STREET SUNSHINE NORTH VIC 3020	\$720,000	05-Apr-22
3/94 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020	\$720,000	11-Apr-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: 19 September 2022



**18/40 ERROL STREET
BRAYBROOK VIC 3019**

3 2 1

Sold Price

\$710,000

Sold Date

21-Mar-22

Distance

0.96km



**79 PHOENIX STREET SUNSHINE
NORTH VIC 3020**

3 3 2

Sold Price

^{RS} **\$720,000**

Sold Date

05-Apr-22

Distance

1.25km



**3/94 WESTMORELAND ROAD
SUNSHINE NORTH VIC 3020**

4 3 2

Sold Price

\$720,000

Sold Date

11-Apr-22

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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