

# 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 68 Phoenix 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)

Price Range

\$580,000

&

\$630,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Sunshine North (3020)

Period - From

01/03/2022

to

28/02/2023

Source

CoreLogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3 MCLEOD STREET, SUNSHINE NORTH VIC 3020	\$785,000	12/01/2023
24 TUDOR ROAD, SUNSHINE NORTH VIC 3020	\$666,000	17/01/2023
6 BRAIM STREET, SUNSHINE NORTH VIC 3020	\$671,000	08/02/2023

This Statement of Information was prepared on: 23/05/2023