

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 100 Devonshire Road, Sunshine, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$660,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Sunshine (3020)

Period - From 01/06/2023 to 12/09/2023 Source RP Data

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
1/11 KINNANE CRESCENT, SUNSHINE VIC 3020	\$685,000	10/08/2023
1/4 LYNCH STREET, SUNSHINE VIC 3020	\$570,000	24/04/2023
1/2 WATT STREET, SUNSHINE VIC 3020	\$790,000	20/05/2023

This Statement of Information was prepared on: 12/09/2023