

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

5 LYNCH STREET SUNSHINE 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,500

Property type

House

Suburb

Sunshine

Period-from

01 Nov 2022

to

31 Oct 2023

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

14 LYNCH STREET SUNSHINE VIC 3020	\$912,000	01-Apr-23

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: 14 November 2023

**14 LYNCH STREET SUNSHINE VIC
3020**

Sold Price

\$912,000

Sold Date

01-Apr-23

3



1



3

Distance

0.08km**RS** = Recent sale**UN** = Undisclosed Sale

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