

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

1/7 Mayo 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jan 2021

to

31 Dec 2021

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

3/38 Armstrong Street Sunshine West VIC 3020	\$585,000	09-Dec-20
3/6 Lorraine Court Sunshine VIC 3020	\$575,000	04-Feb-21
36A Glengala Road Sunshine West VIC 3020	\$625,000	03-Nov-20

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.~~

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3/38 Armstrong Street Sunshine West VIC 3020

2 1 1

Sold Price **\$585,000** Sold Date **09-Dec-20**

Distance **0.94km**



3/6 Lorraine Court Sunshine VIC 3020

2 2 1

Sold Price **\$575,000** Sold Date **04-Feb-21**

Distance **1.37km**



36A Glengala Road Sunshine West VIC 3020

2 1 2

Sold Price **\$625,000** Sold Date **03-Nov-20**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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