

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

436 BALLARAT ROAD 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

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,250

Property type

House

Suburb

Sunshine North

Period-from

01 May 2022

to

30 Apr 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

76 NORTHUMBERLAND ROAD SUNSHINE NORTH VIC 3020	\$810,000	25-Mar-23
8 MCLEOD STREET SUNSHINE NORTH VIC 3020	-	17-Apr-23
89 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020	\$885,000	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: 02 May 2023


**76 NORTHUMBERLAND ROAD
SUNSHINE NORTH VIC 3020**
 4  1  1

Sold Price

^{RS}
\$810,000

Sold Date

25-Mar-23

Distance

0.75km

**8 MCLEOD STREET SUNSHINE
NORTH VIC 3020**
 4  2  2

Sold Price

^{RS UN}

-

Sold Date

17-Apr-23

Distance

1.03km

**89 WESTMORELAND ROAD
SUNSHINE NORTH VIC 3020**
 1  2  2

Sold Price

\$885,000

Sold Date

01-Apr-23

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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