

## 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

2/48-50 Hertford Road Sunshine VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Apr 2020

to

31 Mar 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

213/1 Foundry Road Sunshine VIC 3020	\$385,000	27-Oct-20
216/1 Foundry Road Sunshine VIC 3020	\$385,000	19-Mar-21
411/1 Foundry Road Sunshine VIC 3020	-	-

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: 12 April 2021





**213/1 Foundry Road Sunshine VIC 3020**

 2  1  1

Sold Price

**\$385,000**

Sold Date **27-Oct-20**

Distance **0.54km**



**216/1 Foundry Road Sunshine VIC 3020**

 2  1  1

Sold Price

<sup>RS</sup> **\$385,000**

Sold Date **19-Mar-21**

Distance **0.54km**



**411/1 Foundry Road Sunshine VIC 3020**

 2  1  1

Sold Price

- Sold Date

-

Distance **0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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