

## 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

10 BARNETT STREET SUNSHINE VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sunshine

Period-from

01 Dec 2022

to

30 Nov 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

|   |           |           |
|---|-----------|-----------|
| 95 CORNWALL ROAD SUNSHINE VIC 3020          | \$750,000 | 04-Oct-23 |
| 14 MELLOR STREET SUNSHINE VIC 3020          | \$740,000 | 12-Oct-23 |
| 23 WILTSHIRE STREET SUNSHINE NORTH VIC 3020 | \$790,000 | 23-Sep-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: 20 December 2023



**95 CORNWALL ROAD SUNSHINE  
VIC 3020**

 3  1  1

Sold Price

**\$750,000**

Sold Date

**04-Oct-23**

Distance

**0.5km**



**14 MELLOR STREET SUNSHINE VIC  
3020**

 3  1  1

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**12-Oct-23**

Distance

**0.69km**



**23 WILTSHIRE STREET SUNSHINE  
NORTH VIC 3020**

 3  1  1

Sold Price

**\$790,000**

Sold Date

**23-Sep-23**

Distance

**0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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