

## 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

22 HAMPSHIRE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Sunshine

Period-from

01 Apr 2021

to

31 Mar 2022

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

47 MONASH STREET SUNSHINE VIC 3020	\$751,000	12-Dec-20
110 WRIGHT STREET SUNSHINE VIC 3020	\$705,000	09-Feb-22

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 April 2022


**47 MONASH STREET SUNSHINE  
VIC 3020**
 4  1  2

Sold Price

**\$751,000**

Sold Date

**12-Dec-20**

Distance

**1.01km**

**110 WRIGHT STREET SUNSHINE  
VIC 3020**
 4  1  2

Sold Price

**\$705,000**

Sold Date

**09-Feb-22**

Distance

**0.21km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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