

# 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

14 Lynch Street, Sunshine Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000

&

\$790,000

### Median sale price

Median price \$850,000

Property Type House

Suburb Sunshine

Period - From 16/03/2022

to

15/03/2023

Source REIV

### 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 six 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 20 Mills St SUNSHINE NORTH 3020   | \$785,000 | 14/11/2022   |
| 2 | 3 Mcleod St SUNSHINE NORTH 3020   | \$785,000 | 23/01/2023   |
| 3 | 3 Gresford St SUNSHINE NORTH 3020 | \$775,000 | 11/02/2023   |

**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 six months.~~

This Statement of Information was prepared on:

16/03/2023 19:39



3 1 3

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 511 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$740,000 - \$790,000

**Median House Price**

16/03/2022 - 15/03/2023: \$850,000

## Comparable Properties



**20 Mills St SUNSHINE NORTH 3020 (VG)**

**Agent Comments**

3 - -

**Price:** \$785,000

**Method:** Sale

**Date:** 14/11/2022

**Property Type:** Development Site (Res)

**Land Size:** 603 sqm approx



**3 Mcleod St SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

4 1 2

**Price:** \$785,000

**Method:** Private Sale

**Date:** 23/01/2023

**Property Type:** House

**3 Gresford St SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

3 1 1

**Price:** \$775,000

**Method:** Private Sale

**Date:** 11/02/2023

**Property Type:** House (Res)

**Land Size:** 630 sqm approx