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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$740,000		&		\$790,000			
Median sale pr	rice							
Median price	\$850,000	Pro	operty Type	Hou	se		Suburb	Sunshine
Period - From	16/03/2022	to	15/03/2023		So	urce	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.

Ad	dress 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



hockingstuart





Property Type: House (Previously Occupied - Detached) Land Size: 511 sqm approx Agent Comments

Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com

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)



Price: \$785,000 Method: Sale Date: 14/11/2022 Property Type: Development Site (Res) Land Size: 603 sqm approx

Agent Comments



3 Mcleod St SUNSHINE NORTH 3020 (REI)



Price: \$785.000 Method: Private Sale Date: 23/01/2023 Property Type: House

3 Gresford St SUNSHINE NORTH 3020 (REI)

Agent Comments

Agent Comments



Price: \$775,000 Method: Private Sale Date: 11/02/2023 Property Type: House (Res) Land Size: 630 sqm approx

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propertydata

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