

## 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

3 ALVINA STREET SUNSHINE NORTH 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Sunshine North

Period-from

01 Jan 2022

to

31 Dec 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 10 HERON AVENUE SUNSHINE NORTH VIC 3020   | \$690,000 | 04-Nov-22 |
| 128 MCINTYRE ROAD SUNSHINE NORTH VIC 3020 | \$658,000 | 05-Dec-22 |
| 31 BELMORE ROAD SUNSHINE NORTH VIC 3020   | \$670,000 | 30-Jul-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: 19 January 2023



**10 HERON AVENUE SUNSHINE  
NORTH VIC 3020**

3 1 1

Sold Price

<sup>RS</sup> **\$690,000** Sold Date **04-Nov-22**

Distance **0.38km**



**128 MCINTYRE ROAD SUNSHINE  
NORTH VIC 3020**

3 1 1

Sold Price

<sup>RS</sup> **\$658,000** Sold Date **05-Dec-22**

Distance **0.75km**



**31 BELMORE ROAD SUNSHINE  
NORTH VIC 3020**

3 1 1

Sold Price

**\$670,000** Sold Date **30-Jul-22**

Distance **0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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