

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	Lot 118 - 247 St Albans Road, Sunshine, 3020
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$	505,000	or range between		&	
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Median sale price

Median price	\$	540,000	Property type	Townhouse	Suburb	Sunshine
Period - From	1/04/2021	to	1/06/2021	Source	Corelogic	

Comparable property sales

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 Lot 125 - Ribbonwood Crescent, Sunshine North, 3020	\$ 506,850	23/08/2021
2 Lot 124 - Ribbonwood Crescent, Sunshine North, 3020	\$ 500,490	21/09/2021
3 Lot 138 - Brushbox Street, Sunshine North, 3020	\$ 525,000	12/09/2021

This Statement of Information was prepared on: 05 Nov 2021