

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

5 RANKIN AVENUE SUNSHINE NORTH VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$195,000

&

\$225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Land

Suburb

Sunshine North

Period-from

01 Jul 2021

to

30 Jun 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

9 VERMONT AVENUE SUNSHINE NORTH VIC 3020	\$215,000	06-May-22
23 VERMONT AVENUE SUNSHINE NORTH VIC 3020	\$205,000	14-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: 09 July 2022



9 VERMONT AVENUE SUNSHINE NORTH VIC 3020

Sold Price

\$215,000

Sold Date

06-May-22
 -  -  -

Distance

0.1km


23 VERMONT AVENUE SUNSHINE NORTH VIC 3020

Sold Price

\$205,000

Sold Date

14-Feb-22
 -  -  -

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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