

## 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

13 COUCH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Sunshine

Period-from

01 Sep 2023

to

31 Aug 2024

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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 1 TAUNTON STREET SUNSHINE VIC 3020 | \$1,100,000 | 23-May-24 |
| 15 COUCH STREET SUNSHINE VIC 3020  | \$930,000   | 05-Feb-24 |
| 21 COUCH STREET SUNSHINE VIC 3020  | \$1,200,004 | 27-Jan-24 |

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: 24 September 2024



**1 TAUNTON STREET SUNSHINE VIC 3020** Sold Price **\$1,100,000** Sold Date **23-May-24**

3 2 -

Distance **1.46km**



**15 COUCH STREET SUNSHINE VIC 3020** Sold Price **\$930,000** Sold Date **05-Feb-24**

3 1 -

Distance **0.01km**



**21 COUCH STREET SUNSHINE VIC 3020** Sold Price **\$1,200,004** Sold Date **27-Jan-24**

3 1 2

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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