

# 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 24 Lincoln Street, Sunshine North Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$779,000

### Median sale price

Median price \$745,000 Property Type House Suburb Sunshine North

Period - From 01/01/2021 to 31/03/2021 Source 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.

	Address of comparable property	Price	Date of sale
1	16 Tribe St SUNSHINE 3020	\$862,000	12/05/2021
2	18 Rosewall St SUNSHINE NORTH 3020	\$820,000	08/05/2021
3	16 Lincoln St SUNSHINE NORTH 3020	\$840,500	27/02/2021

**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: 05/07/2021 11:18



 3  
  1  
  2

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$779,000

**Median House Price**  
 March quarter 2021: \$745,000

Property is in need of renovations. Currently tenanted until Dec 2021. Land measures 619 SQM.

## Comparable Properties

**16 Tribe St SUNSHINE 3020 (REI)**

Agent Comments

 3  
  1  
  1

Bigger Land

**Price:** \$862,000

**Method:** Sold Before Auction

**Date:** 12/05/2021

**Property Type:** House (Res)

**Land Size:** 667 sqm approx



**18 Rosewall St SUNSHINE NORTH 3020 (REI)**

Agent Comments

 4  
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  2

bigger land

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**16 Lincoln St SUNSHINE NORTH 3020 (REI/VG)**

Agent Comments

 3  
  1  
  2

Slightly bigger land, better condition

**Price:** \$840,500

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House

**Land Size:** 627 sqm approx