

## 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

10 Cooper 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

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$834,500

Property type

House

Suburb

Sunshine

Period-from

01 Sep 2020

to

31 Aug 2021

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

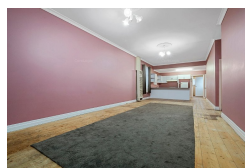
6 McGrath Street Sunshine VIC 3020	\$785,000	08-May-21
112 Devonshire Road Sunshine VIC 3020	\$728,500	04-Sep-21
10 Hill Street Sunshine VIC 3020	\$700,000	18-Jun-21

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: 29 September 2021

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**6 McGrath Street Sunshine VIC 3020**

3 1 -

Sold Price **\$785,000** Sold Date **08-May-21**

Distance **0.17km**



**112 Devonshire Road Sunshine VIC 3020**

3 1 1

Sold Price <sup>RS</sup> **\$728,500** Sold Date **04-Sep-21**

Distance **0.2km**



**10 Hill Street Sunshine VIC 3020**

3 2 -

Sold Price **\$700,000** Sold Date **18-Jun-21**

Distance **0.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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