

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

17 AUGUSTA CRESCENT 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 Apr 2022

to

31 Mar 2023

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

2A WHITE STREET AVONDALE HEIGHTS VIC 3034	\$740,000	01-Apr-23
9 NOTTINGHAM STREET SUNSHINE NORTH VIC 3020	\$733,000	04-Mar-23
16/8 SERVICE STREET SUNSHINE VIC 3020	\$748,000	12-Jan-23

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: 04 April 2023



2A WHITE STREET AVONDALE HEIGHTS VIC 3034

Sold Price

^{RS} **\$740,000**

Sold Date

01-Apr-23



3



2



1

Distance

1.33km



9 NOTTINGHAM STREET SUNSHINE NORTH VIC 3020

Sold Price

^{RS} **\$733,000** ^{UN}

Sold Date

04-Mar-23



3



2



1

Distance

0.38km



16/8 SERVICE STREET SUNSHINE VIC 3020

Sold Price

\$748,000

Sold Date

12-Jan-23



3



2



2

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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