

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

2/26 HAMPSHIRE ROAD SUNSHINE 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Sep 2022

to

31 Aug 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

1/26 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$315,000	04-May-22
1/136 WRIGHT STREET SUNSHINE VIC 3020	\$310,000	18-Apr-23
6/136 WRIGHT STREET SUNSHINE VIC 3020	\$300,000	19-Dec-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: 12 September 2023



**1/26 HAMPSHIRE ROAD SUNSHINE
VIC 3020**

Sold Price

\$315,000

Sold Date **04-May-22**

1 1 1

Distance

0km



**1/136 WRIGHT STREET SUNSHINE
VIC 3020**

Sold Price

\$310,000

Sold Date **18-Apr-23**

2 1 1

Distance

0.42km



**6/136 WRIGHT STREET SUNSHINE
VIC 3020**

Sold Price

\$300,000

Sold Date **19-Dec-22**

2 1 -

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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