

STATEMENT OF INFORMATION

4/1 BOISDALE AVENUE, SUNSHINE NORTH, VIC 3020

PREPARED BY JIM CHRISTOU, PROP CONNECT, PHONE: 0452427786



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/1 BOISDALE AVENUE, SUNSHINE

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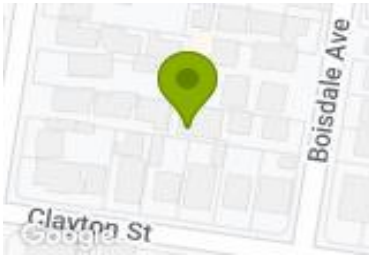
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$430,000 to \$460,000

Provided by: Jim Christou, Prop Connect

MEDIAN SALE PRICE



SUNSHINE NORTH, VIC, 3020

Suburb Median Sale Price (Unit)

\$589,999

01 January 2023 to 31 December 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

4/1 BOISDALE AVENUE, SUNSHINE NORTH, VIC 3020

Indicative selling price

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Price Range:

\$430,000 to \$460,000

Median sale price

Median price	\$589,999	Property type	Unit	Suburb	SUNSHINE NORTH
Period	01 January 2023 to 31 December 2023		Source		

Comparable property sales

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:

20/01/2024