

## 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

312/1 FOUNDRY ROAD SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$280,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Jul 2023

to

30 Jun 2024

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

415/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$295,000	21-Mar-24
503/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$300,000	11-Jul-24
709/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$290,000	28-Mar-24

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: 16 July 2024



**415/1 FOUNDRY ROAD SUNSHINE  
VIC 3020**

 1  1  1

Sold Price

**\$295,000**

Sold Date

**21-Mar-24**

Distance

**0.02km**



**503/1 FOUNDRY ROAD SUNSHINE  
VIC 3020**

 1  1  1

Sold Price

<sup>RS</sup> **\$300,000** <sup>UN</sup>

Sold Date

**11-Jul-24**

Distance

**0.02km**



**709/1 FOUNDRY ROAD SUNSHINE  
VIC 3020**

 1  1  1

Sold Price

**\$290,000**

Sold Date

**28-Mar-24**

Distance

**0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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