

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

2/30 CAMPERDOWN AVENUE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jan 2022

to

31 Dec 2022

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

3/24 ROMSEY AVENUE SUNSHINE NORTH VIC 3020	\$505,000	15-Sep-22
2/33 FURLONG ROAD SUNSHINE NORTH VIC 3020	\$535,000	21-Oct-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: 13 January 2023



3/24 ROMSEY AVENUE SUNSHINE NORTH VIC 3020

2 1 1

Sold Price

\$505,000

Sold Date

15-Sep-22

Distance

0.51km



2/33 FURLONG ROAD SUNSHINE NORTH VIC 3020

2 1 1

Sold Price

\$535,000

Sold Date

21-Oct-22

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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