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

5/6 Lorraine Court 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	\$585,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$395,000	Prope	erty type		Unit	Suburb	Sunshine
Period-from	01 Feb 2020	to	31 Jan 2	2021	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
2/40 Ridley Street Albion VIC 3020	\$570,000	17-Nov-20
3/38 Armstrong Street Sunshine West VIC 3020	\$585,000	09-Dec-20
2/9 Hutchinson Street Albion VIC 3020	\$572,000	26-Dec-20

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: 25 February 2021

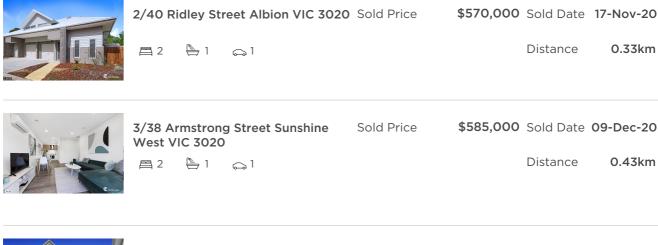


consumer.vic.gov.au



Jason Allen

- P 8326 8888
- M 0413090788
- E jallen@barryplant.com.au



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2/9 Hutchinson Street Albion VIC 3020		Sold Price	\$572,000	Sold Date 26-Dec-20		
昌 2	2 🚔	⇔ 1			Distance	0.57km

RS = Recent sale UN = Undisclosed Sale

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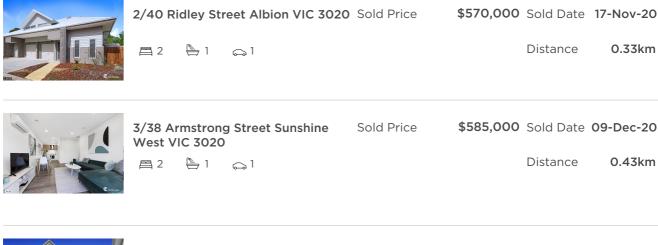


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