

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

Property type

Unit

Suburb

Sunshine

Period-from

01 Feb 2020

to

31 Jan 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



2/40 Ridley Street Albion VIC 3020 Sold Price **\$570,000** Sold Date **17-Nov-20**

 2  1  1

Distance **0.33km**



3/38 Armstrong Street Sunshine West VIC 3020 Sold Price **\$585,000** Sold Date **09-Dec-20**

 2  1  1

Distance **0.43km**



2/9 Hutchinson Street Albion VIC 3020 Sold Price **\$572,000** Sold Date **26-Dec-20**

 2  2  1

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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