

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

4 MARYVALE STREET 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

or range
between

\$860,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sunshine

Period-from

01 Feb 2024

to

31 Jan 2025

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

5 SERVICE STREET SUNSHINE VIC 3020	1176000	15-Feb-25
58 HERTFORD ROAD SUNSHINE VIC 3020	750000	25-Jan-25
57 HERTFORD ROAD SUNSHINE VIC 3020	880000	29-Nov-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: 27 February 2025



5 SERVICE STREET SUNSHINE VIC 3020

3 1 2

Sold Price

^{RS} **1176000**

Sold Date

15-Feb-25

Distance

0.12km



58 HERTFORD ROAD SUNSHINE VIC 3020

3 1 1

Sold Price

^{RS} **750000** ^{UN}

Sold Date

25-Jan-25

Distance

0.34km



57 HERTFORD ROAD SUNSHINE VIC 3020

3 1 1

Sold Price

^{RS} **880000**

Sold Date

29-Nov-24

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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