

## 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

99 Suffolk Road Sunshine North VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Sunshine North

Period-from

01 Feb 2021

to

31 Jan 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 19 Talbot Street Sunshine North VIC 3020     | \$795,000 | 26-Oct-21 |
| 97 Westmoreland Road Sunshine North VIC 3020 | \$786,000 | 04-Dec-21 |
| 9 Holehouse Street Sunshine North VIC 3020   | \$700,000 | 18-Nov-21 |

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: 08 February 2022



**19 Talbot Street Sunshine North VIC 3020** Sold Price **\$795,000** Sold Date **26-Oct-21**

3 1 6

Distance **0.6km**



**97 Westmoreland Road Sunshine North VIC 3020** Sold Price <sup>RS</sup> **\$786,000** Sold Date **04-Dec-21**

3 1 1

Distance **0.74km**



**9 Holehouse Street Sunshine North VIC 3020** Sold Price **\$700,000** Sold Date **18-Nov-21**

3 1 2

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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