

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

2/12 GEORGE 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Nov 2023

to

31 Oct 2024

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

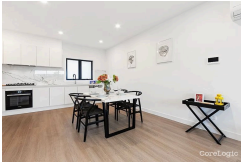
Date of sale

3/12 GEORGE STREET SUNSHINE VIC 3020	\$636,000	28-May-23
4/12 GEORGE STREET SUNSHINE VIC 3020	\$650,000	29-Jun-23

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: 07 November 2024



3/12 GEORGE STREET SUNSHINE VIC 3020

2 2 1

Sold Price

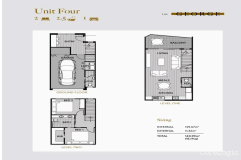
\$636,000

Sold Date

28-May-23

Distance

0km



4/12 GEORGE STREET SUNSHINE VIC 3020

2 1 1

Sold Price

\$650,000

Sold Date

29-Jun-23

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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