

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 Lurg Avenue, Sunshine North, Victoria, 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 \$650,000 & \$700,000

Median sale price

Median price \$720,500 Property type House Suburb Sunshine North

Period - From 01.09.2022 to 31.08.2023 Source REA

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 six 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
1 71 Cumberland Street, Sunshine North	\$710,000	16.08.2023
2 8 Buckley Avenue, Sunshine North	\$679,000	26.08.2023
3 14 Maldon Court, Sunshine North	\$700,000	01.09.2023

This Statement of Information was prepared on: 12 September 2023