

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

7 SERVICE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Sunshine

Period-from

01 May 2021

to

30 Apr 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

8 GERTRUDE STREET SUNSHINE VIC 3020	\$1,100,000	03-May-21
15 CENTRE STREET SUNSHINE VIC 3020	\$1,570,000	26-Mar-22
76 HERTFORD ROAD SUNSHINE VIC 3020	\$1,602,000	02-Apr-22

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: 03 May 2022



8 GERTRUDE STREET SUNSHINE VIC 3020

 2  1  1

Sold Price

\$1,100,000

Sold Date

03-May-21

Distance

0.43km



15 CENTRE STREET SUNSHINE VIC 3020

 3  2  2

Sold Price

^{RS} **\$1,570,000**

Sold Date

26-Mar-22

Distance

-



76 HERTFORD ROAD SUNSHINE VIC 3020

 3  1  3

Sold Price

^{RS} **\$1,602,000**

Sold Date

02-Apr-22

Distance

0.43km



3 MARYVALE STREET SUNSHINE VIC 3020

 3  1  4

Sold Price

^{RS} **\$1,038,888**

Sold Date

04-Apr-22

Distance

-



23 HERTFORD ROAD SUNSHINE VIC 3020

 3  1  1

Sold Price

\$1,050,000

Sold Date

12-Dec-20

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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