

## 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

11 SURMAN COURT 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

\$690,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Sunshine North

Period-from

01 Oct 2022

to

30 Sep 2023

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

2 ORLOFF COURT SUNSHINE NORTH VIC 3020	\$695,000	19-Jun-23
107 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020	\$721,000	20-Jul-23
14 MALDON COURT SUNSHINE NORTH VIC 3020	\$700,000	01-Sep-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: 06 October 2023

**2 ORLOFF COURT SUNSHINE  
NORTH VIC 3020**

3 1 1

Sold Price **\$695,000** Sold Date **19-Jun-23**Distance **0.58km****107 WESTMORELAND ROAD  
SUNSHINE NORTH VIC 3020**

3 1 1

Sold Price **\$721,000** Sold Date **20-Jul-23**Distance **1.32km****14 MALDON COURT SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **01-Sep-23**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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