

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

3 GERALD STREET SUNSHINE NORTH 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,750

Property type

House

Suburb

Sunshine North

Period-from

01 May 2023

to

30 Apr 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

7 MCLEOD STREET SUNSHINE NORTH VIC 3020	\$655,000	17-Apr-24
61 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020	\$730,000	20-Jan-24
66 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$750,000	02-Apr-24

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: 15 May 2024

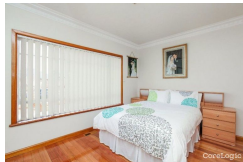


**7 MCLEOD STREET SUNSHINE
NORTH VIC 3020**

2 1 1

Sold Price ^{RS} **\$655,000** Sold Date **17-Apr-24**

Distance **0.43km**



**61 WESTMORELAND ROAD
SUNSHINE NORTH VIC 3020**

5 1 -

Sold Price **\$730,000** Sold Date **20-Jan-24**

Distance **0.49km**



**66 SUFFOLK ROAD SUNSHINE
NORTH VIC 3020**

3 1 2

Sold Price ^{RS} **\$750,000** Sold Date **02-Apr-24**

Distance **0.51km**



**8 HASSETT STREET SUNSHINE
NORTH VIC 3020**

4 1 2

Sold Price ^{RS} **\$720,000** Sold Date **17-Feb-24**

Distance **0.35km**



**45 LODDEN STREET SUNSHINE
NORTH VIC 3020**

2 1 2

Sold Price ^{RS} **\$722,000** Sold Date **16-Apr-24**

Distance **0.45km**



**53 LODDEN STREET SUNSHINE
NORTH VIC 3020**

3 1 2

Sold Price **\$660,000** Sold Date **20-Feb-24**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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**89 SUFFOLK ROAD SUNSHINE
NORTH VIC 3020**

5 2 -

Sold Price **\$740,000** Sold Date **18-Nov-23**

Distance **0.71km**



**33 GARNET STREET SUNSHINE
NORTH VIC 3020**

3 1 2

Sold Price ^{RS} **\$773,000** Sold Date **04-May-24**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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