

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 Rosdale Place 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

\$1,090,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Sunshine

Period-from

01 Jun 2020

to

31 May 2021

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

33 Dantum Grove Braybrook VIC 3019	\$1,100,000	23-Jun-21
4 Centre Street Sunshine VIC 3020	\$1,480,500	10-Apr-21
24 Alice Street Sunshine VIC 3020	\$1,220,000	06-May-21

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: 30 June 2021



33 Dantum Grove Braybrook VIC 3019

Sold Price

^{RS}

\$1,100,000

Sold Date

23-Jun-21

5

2

2

Distance

2.74km



4 Centre Street Sunshine VIC 3020

Sold Price

^{RS}

\$1,480,500

Sold Date

10-Apr-21

5

3

3

Distance

0.88km



24 Alice Street Sunshine VIC 3020

Sold Price

^{RS}

\$1,220,000

Sold Date

06-May-21

3

1

2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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