

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 JEFF COURT 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Sunshine North

Period-from

01 Jan 2022

to

31 Dec 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

10 HERON AVENUE SUNSHINE NORTH VIC 3020	\$690,000	04-Nov-22
1 FORD AVENUE SUNSHINE NORTH VIC 3020	\$750,000	01-Dec-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: 18 January 2023



**10 HERON AVENUE SUNSHINE
NORTH VIC 3020**

3 1 1

Sold Price

^{RS} **\$690,000**

Sold Date

04-Nov-22

Distance

0.44km



**1 FORD AVENUE SUNSHINE NORTH
VIC 3020**

3 1 2

Sold Price

\$750,000

Sold Date

01-Dec-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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