

## 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

34 WILKINSON ROAD SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Jan 2023

to

31 Dec 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

9/12 GEORGE STREET SUNSHINE VIC 3020	\$660,000	30-Jul-23
2/12 GEORGE STREET SUNSHINE VIC 3020	\$650,000	02-Aug-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: 19 January 2024



**9/12 GEORGE STREET SUNSHINE  
VIC 3020**

2 2 1

Sold Price

**\$660,000**

Sold Date

**30-Jul-23**

Distance

**0.35km**



**2/12 GEORGE STREET SUNSHINE  
VIC 3020**

2 2 2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**02-Aug-23**

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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