

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

1/10 BAYNTON AVENUE 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

\$597,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jul 2023

to

30 Jun 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

3/8 LURG AVENUE SUNSHINE NORTH VIC 3020	\$670,000	06-Feb-24
5/5 LODDEN STREET SUNSHINE NORTH VIC 3020	\$640,000	26-Jun-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: 29 July 2024



3/8 LURG AVENUE SUNSHINE NORTH VIC 3020

 3
  2
  2

Sold Price

\$670,000

Sold Date **06-Feb-24**

Distance

0.3km


5/5 LODDEN STREET SUNSHINE NORTH VIC 3020

 3
  3
  -

Sold Price

^{RS} **\$640,000**

Sold Date **26-Jun-24**

Distance

1.12km
RS = Recent sale

UN = Undisclosed Sale

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