

## 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

20 Dorothy Avenue Sunshine VIC 3020

### Indicative selling price

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

Single Price

\$655,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 28 Tribe Street Sunshine VIC 3020 | \$631,500 | 06-Apr-19 |
|                                   |           |           |
|                                   |           |           |

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: 10 July 2020

**28 Tribe Street Sunshine VIC 3020**

Sold Price

**\$631,500**

Sold Date

**06-Apr-19**

Distance

**0.37km****RS** = Recent sale**UN** = Undisclosed Sale

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