

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

14A Phoenix Street, Sunshine North, Victoria, 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

\$595,000

or range between

&

Median sale price

Median price

\$520,000

Property type

Unit

Suburb

Sunshine North

Period - From

31.12.2022

to

30.11.2023

Source

REA

Comparable property sales (*Delete A or B below as applicable)

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 six months.

This Statement of Information was prepared on: 11 December 2023