

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 208 - 247 St Albans Road, Sunshine, 3020
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 540,000 or range between &

### Median sale price

Median price \$ 540,000 Property type Townhouse Suburb Sunshine

Period - From 1/04/2021 to 1/06/2021 Source Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 102 - Ribbonwood Cresnet, Sunshine North, 3020	\$ 560,000	12/06/2021
2 Lot 106 - Ribbonwood Cresnet, Sunshine North, 3020	\$ 564,780	29/05/2021
3 Lot 204 - Ribbonwood Cresnet, Sunshine North, 3020	\$ 575,000	11/09/2021

This Statement of Information was prepared on: 05 Nov 2021