

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

2 Ford 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunshine North

Period-from

01 Mar 2020

to

28 Feb 2021

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

2 Heron Avenue Sunshine North VIC 3020	\$594,000	04-Dec-20
31 Sandford Avenue Sunshine North VIC 3020	\$585,000	20-Feb-21
9 Drake Street Sunshine North VIC 3020	\$600,000	28-Nov-20

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: 12 March 2021



2 Heron Avenue Sunshine North VIC 3020

Sold Price \$594,000 Sold Date 04-Dec-20

 3  1  1

Distance **0.18km**



31 Sandford Avenue Sunshine North VIC 3020

^{RS} **Sold Price \$585,000 Sold Date 20-Feb-21**

 3  1  1

Distance **0.54km**



9 Drake Street Sunshine North VIC 3020

Sold Price \$600,000 Sold Date 28-Nov-20

 3  1  2

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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