

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

14 MCLEOD STREET 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

\$590,000

&

\$632,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,750

Property type

House

Suburb

Sunshine North

Period-from

01 May 2023

to

30 Apr 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

22 FORD AVENUE SUNSHINE NORTH VIC 3020	\$590,000	15-Feb-24
181 MCINTYRE ROAD SUNSHINE NORTH VIC 3020	\$632,500	04-May-24
28 PLYMOUTH CLOSE SUNSHINE NORTH VIC 3020	\$630,000	12-Dec-23

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: 30 May 2024


**22 FORD AVENUE SUNSHINE
NORTH VIC 3020**

 3
  1
  1

Sold Price

^{RS}
\$590,000

Sold Date

15-Feb-24

Distance

1.1km

**181 MCINTYRE ROAD SUNSHINE
NORTH VIC 3020**

 4
  1
  4

Sold Price

^{RS}
\$632,500

Sold Date

04-May-24

Distance

1.07km

**28 PLYMOUTH CLOSE SUNSHINE
NORTH VIC 3020**

 3
  2
  2

Sold Price

\$630,000

Sold Date

12-Dec-23

Distance

1.64km
RS = Recent sale

UN = Undisclosed Sale

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