

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

12/136 WRIGHT STREET SUNSHINE 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

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,250

Property type

Unit

Suburb

Sunshine

Period-from

01 May 2022

to

30 Apr 2023

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

| | | |
|--|-----------|-----------|
| 1/6 HENDRY STREET SUNSHINE WEST VIC 3020 | \$400,000 | 13-Jan-23 |
| 13/3 KING EDWARD AVENUE ALBION VIC 3020 | \$400,000 | 08-Mar-23 |
| 4/3 KING EDWARD AVENUE ALBION VIC 3020 | \$400,000 | 06-Dec-22 |

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: 01 May 2023



**1/6 HENDRY STREET SUNSHINE
WEST VIC 3020**

2 1 1

Sold Price **\$400,000** Sold Date **13-Jan-23**

Distance **1.25km**



**13/3 KING EDWARD AVENUE
ALBION VIC 3020**

2 1 1

Sold Price ^{RS} **\$400,000** Sold Date **08-Mar-23**

Distance **1.35km**



**4/3 KING EDWARD AVENUE
ALBION VIC 3020**

2 1 1

Sold Price **\$400,000** Sold Date **06-Dec-22**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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