

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

3 Balcombe 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

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$729,000

Property type

House

Suburb

Sunshine North

Period-from

01 Nov 2020

to

31 Oct 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

5 Colin Street Sunshine VIC 3020	\$760,000	12-Aug-21
24 Lincoln Street Sunshine North VIC 3020	\$760,000	14-Jul-21
7 Beachley Street Braybrook VIC 3019	\$785,000	06-Nov-21

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: 19 November 2021



5 Colin Street Sunshine VIC 3020

Sold Price

\$760,000

Sold Date

12-Aug-21

3

1

1

Distance

0.51km



24 Lincoln Street Sunshine North VIC 3020

Sold Price

Sold Date

14-Jul-21

3

1

2

Distance

0.54km



7 Beachley Street Braybrook VIC 3019

Sold Price

^{RS} **\$785,000**

Sold Date

06-Nov-21

3

1

2

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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