

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

7 Lynch 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,000

Property type

House

Suburb

Sunshine

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

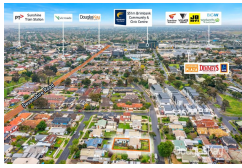
Date of sale

11 Wilkinson Road Sunshine VIC 3020	\$931,000	30-Oct-21
15 Lynch Street Sunshine VIC 3020	\$925,000	20-Mar-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: 11 November 2021



11 Wilkinson Road Sunshine VIC 3020

Sold Price

RS

\$931,000

Sold Date

30-Oct-21

3

1

-

Distance

0.7km



15 Lynch Street Sunshine VIC 3020

Sold Price

\$925,000

Sold Date

20-Mar-21

3

1

1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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