

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

410/254 HAMPSHIRE ROAD 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Aug 2023

to

31 Jul 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

409/254 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$470,000	12-Mar-24
414/254 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$495,000	17-Jan-24
404/254 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$465,000	04-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: 29 August 2024



**409/254 HAMPSHIRE ROAD
SUNSHINE VIC 3020**

2 2 1

Sold Price **\$470,000** Sold Date **12-Mar-24**

Distance **0km**



**414/254 HAMPSHIRE ROAD
SUNSHINE VIC 3020**

2 2 1

Sold Price **\$495,000** Sold Date **17-Jan-24**

Distance **0km**



**404/254 HAMPSHIRE ROAD
SUNSHINE VIC 3020**

2 2 1

Sold Price **\$465,000** Sold Date **04-Dec-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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