

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

1/15 PHOENIX 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

\$690,000

or range
between

&

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

45 WATTLEBIRD COURT SUNSHINE NORTH VIC 3020	\$700,000	12-Jan-24
3/8 LURG AVENUE SUNSHINE NORTH VIC 3020	\$670,000	06-Feb-24

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: 26 May 2024



**45 WATTLEBIRD COURT
SUNSHINE NORTH VIC 3020**

 3  2  2

Sold Price **\$700,000** Sold Date **12-Jan-24**

Distance **0.79km**



**3/8 LURG AVENUE SUNSHINE
NORTH VIC 3020**

 3  2  2

Sold Price **\$670,000** Sold Date **06-Feb-24**

Distance **2.39km**

RS = Recent sale

UN = Undisclosed Sale

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