

## 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

100 Suffolk Road Sunshine North VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$379,500

Property type

Land

Suburb

Sunshine North

Period-from

01 Feb 2019

to

31 Jan 2020

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

3 Taniyha Place Sunshine North VIC 3020	\$1,180,000	19-Nov-19
24 Neil Street Sunshine VIC 3020	\$1,030,000	23-Sep-19
75 Dickson Street Sunshine VIC 3020	\$1,020,000	18-Nov-19

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.~~

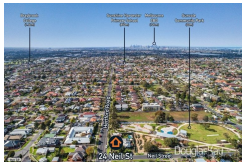
This Statement of Information was prepared on: 14 February 2020



**3 Taniyha Place Sunshine North VIC 3020** Sold Price **\$1,180,000** Sold Date **19-Nov-19**

4 2 2

Distance **0.14km**



**24 Neil Street Sunshine VIC 3020** Sold Price **\$1,030,000** Sold Date **23-Sep-19**

2 1 1

Distance **1.11km**



**75 Dickson Street Sunshine VIC 3020** Sold Price **\$1,020,000** Sold Date **18-Nov-19**

3 1 6

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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