

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

1/2 COOPER 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Nov 2023

to

31 Oct 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

Address of comparable property	Price	Date of sale
2/49 DUKE STREET SUNSHINE VIC 3020	\$640,000	27-Sep-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: 06 November 2024



**2/49 DUKE STREET SUNSHINE VIC
3020**

Sold Price

^{RS}

\$640,000

Sold Date

27-Sep-24

 3

 1

 1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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