

## 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

16 TROON CRESCENT 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

\$1,050,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2021

to

31 Mar 2022

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

44 RIVERVALLEY BOULEVARD SUNSHINE NORTH VIC 3020	\$1,050,000	17-Mar-22
10 GERALD STREET SUNSHINE NORTH VIC 3020	\$1,050,000	28-Mar-22
38 LYNCH STREET SUNSHINE VIC 3020	\$1,050,000	26-Mar-22

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: 07 April 2022



**44 RIVERVALLEY BOULEVARD  
SUNSHINE NORTH VIC 3020**

4 2 2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **17-Mar-22**

Distance **1.07km**



**10 GERALD STREET SUNSHINE  
NORTH VIC 3020**

4 1 -

Sold Price Sold Date **28-Mar-22**

Distance **1.33km**



**38 LYNCH STREET SUNSHINE VIC  
3020**

3 1 2

Sold Price Sold Date **26-Mar-22**

Distance **1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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