

## 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

2 BUCKLEY AVENUE 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

\$690,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Sunshine North

Period-from

01 Oct 2021

to

30 Sep 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 20 TANIA STREET SUNSHINE NORTH VIC 3020      | \$700,000 | 06-Jul-22 |
| 29 CRANBOURNE AVENUE SUNSHINE NORTH VIC 3020 | \$710,000 | 23-Aug-22 |
| 50 CARY STREET SUNSHINE NORTH VIC 3020       | \$715,000 | 30-Apr-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: 21 October 2022



**20 TANIA STREET SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price **\$700,000** Sold Date **06-Jul-22**

Distance **0.28km**



**29 CRANBOURNE AVENUE  
SUNSHINE NORTH VIC 3020**

3 2 1

Sold Price <sup>RS</sup> **\$710,000** Sold Date **23-Aug-22**

Distance **0.97km**



**50 CARY STREET SUNSHINE  
NORTH VIC 3020**

4 1 2

Sold Price **\$715,000** Sold Date **30-Apr-22**

Distance **1.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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