

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

|                      |                                              |
|----------------------|----------------------------------------------|
| Address              | Lot 119 - 247 St Albans Road, Sunshine, 3020 |
| Including suburb and |                                              |
| postcode             |                                              |

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|              |    |         |                  |  |   |  |
|--------------|----|---------|------------------|--|---|--|
| Single price | \$ | 505,000 | or range between |  | & |  |
|--------------|----|---------|------------------|--|---|--|

### Median sale price

|               |           |         |               |           |           |          |
|---------------|-----------|---------|---------------|-----------|-----------|----------|
| Median price  | \$        | 540,000 | Property type | Townhouse | Suburb    | Sunshine |
| Period - From | 1/04/2021 | to      | 1/06/2021     | Source    | Corelogic |          |

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|-------------------------------------------------------|------------|--------------|
| 1 Lot 125 - Ribbonwood Crescent, Sunshine North, 3020 | \$ 506,850 | 23/08/2021   |
| 2 Lot 124 - Ribbonwood Crescent, Sunshine North, 3020 | \$ 500,490 | 21/09/2021   |
| 3 Lot 138 - Brushbox Street, Sunshine North, 3020     | \$ 525,000 | 12/09/2021   |

This Statement of Information was prepared on: 07 Oct 2021