

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

3 BAYNTON AVENUE SUNSHINE NORTH 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,250

Property type

House

Suburb

Sunshine North

Period-from

01 Mar 2022

to

28 Feb 2023

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

1 FORD AVENUE SUNSHINE NORTH VIC 3020	\$750,000	01-Dec-22
2 BUCKLEY AVENUE SUNSHINE NORTH VIC 3020	\$710,000	15-Nov-22
47 SUSSEX STREET SUNSHINE NORTH VIC 3020	\$740,000	20-Jan-23

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: 25 March 2023



1 FORD AVENUE SUNSHINE NORTH VIC 3020 Sold Price **\$750,000** Sold Date **01-Dec-22**

 3  1  2

Distance **0.33km**



2 BUCKLEY AVENUE SUNSHINE NORTH VIC 3020 Sold Price **\$710,000** Sold Date **15-Nov-22**

 3  1  1

Distance **0.58km**



47 SUSSEX STREET SUNSHINE NORTH VIC 3020 Sold Price **\$740,000** Sold Date **20-Jan-23**

 3  1  1

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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