

# 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 79 Parsons Street, Sunshine, VIC 3020

### Indicative selling price

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

Price Range \$1,200,000 & \$1,300,000

### Median sale price

Median price \$877,000 Property Type House Suburb Sunshine (3020)

Period - From 18/02/2021 to 18/02/2022 Source realestate.com

### Comparable property sales

A 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
144 DEVONSHIRE ROAD, BRAYBROOK VIC 3019	\$1,180,000	11/12/2021
11 DOROTHY AVENUE, SUNSHINE VIC 3020	\$1,200,000	28/11/2021
19 UNION STREET, SUNSHINE VIC 3020	\$1,200,000	20/12/2021

This Statement of Information was prepared on: 19/02/2022