

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

3/2-4 LINCOLN STREET 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

\$390,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jun 2021

to

31 May 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

506/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$405,000	14-Jan-22
7/1 MARNOO STREET BRAYBROOK VIC 3019	\$380,000	26-May-22
413/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$385,000	05-May-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 June 2022



**506/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

Sold Price

^{RS} **\$405,000**

Sold Date

14-Jan-22

 2

 1

 1

Distance

1.45km



**7/1 MARNOO STREET BRAYBROOK
VIC 3019**

Sold Price

^{RS} **\$380,000**

Sold Date

26-May-22

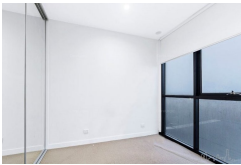
 2

 1

 1

Distance

1.8km



**413/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

Sold Price

^{RS} **\$385,000**

Sold Date

05-May-22

 2

 1

 1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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