

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 FARNSWORTH STREET SUNSHINE 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

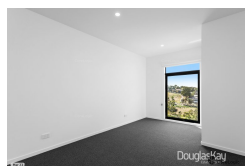
Date of sale

39 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020	\$712,000	29-Apr-21
19 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020	\$741,000	10-Sep-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 01 November 2021



39 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020

Sold Price

\$712,000

Sold Date

29-Apr-21



3



2



1

Distance

-



19 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020

Sold Price

^{RS}
\$741,000

Sold Date

10-Sep-21



3



2



2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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