

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

1/7 BOISDALE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,999

Property type

Unit

Suburb

Sunshine North

Period-from

01 Oct 2022

to

30 Sep 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

4/94 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020	\$693,000	17-Apr-23
15B ESSEX STREET SUNSHINE NORTH VIC 3020	\$705,000	27-May-23
13 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020	\$730,000	23-May-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.~~

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4/94 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020

3 3 1

Sold Price **\$693,000** Sold Date **17-Apr-23**

Distance **1.24km**



15B ESSEX STREET SUNSHINE NORTH VIC 3020

3 2 1

Sold Price **\$705,000** Sold Date **27-May-23**

Distance **2.2km**



13 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020

3 2 1

Sold Price **\$730,000** Sold Date **23-May-23**

Distance **2.36km**

RS = Recent sale UN = Undisclosed Sale

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