

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 Donald 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Sunshine

Period-from

01 Jan 2020

to

31 Dec 2020

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

13 Norge Street Sunshine VIC 3020	\$870,000	19-Dec-20
7 Parsons Street Sunshine VIC 3020	\$842,000	10-Jul-20

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: 13 January 2021



13 Norge Street Sunshine VIC 3020 Sold Price ^{RS} **\$870,000** Sold Date **19-Dec-20**

4 2 3

Distance **1.28km**



7 Parsons Street Sunshine VIC 3020 Sold Price **\$842,000** Sold Date **10-Jul-20**

3 1 4

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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