

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

9 GRESFORD 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

House

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

| | | |
|--|-----------|-----------|
| 19 TALBOT STREET SUNSHINE NORTH VIC 3020 | \$795,000 | 26-Oct-21 |
| 8 GRESFORD STREET SUNSHINE NORTH VIC 3020 | \$820,000 | 23-Apr-22 |
| 67 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020 | \$795,000 | 30-Jun-21 |

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: 06 June 2022



19 TALBOT STREET SUNSHINE NORTH VIC 3020

3 1 6

Sold Price **\$795,000** Sold Date **26-Oct-21**

Distance -

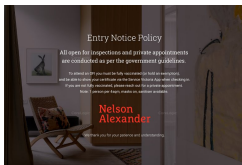


8 GRESFORD STREET SUNSHINE NORTH VIC 3020

3 1 4

Sold Price ^{RS} **\$820,000** Sold Date **23-Apr-22**

Distance **0.06km**



67 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price **\$795,000** Sold Date **30-Jun-21**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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