

## 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 MARYVALE STREET SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Sunshine

Period-from

01 Mar 2021

to

28 Feb 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

1 NORMA STREET SUNSHINE VIC 3020	\$986,000	02-Oct-21
9 BARNARD COURT SUNSHINE VIC 3020	\$980,000	22-Oct-21
110 DEVONSHIRE ROAD SUNSHINE VIC 3020	\$990,000	05-Nov-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: 11 March 2022



**1 NORMA STREET SUNSHINE VIC 3020**

Sold Price

**\$986,000**

Sold Date

**02-Oct-21**

3

1

1

Distance

**1.02km**



**9 BARNARD COURT SUNSHINE VIC 3020**

Sold Price

**\$980,000**

Sold Date

**22-Oct-21**

3

1

2

Distance

**0.52km**



**110 DEVONSHIRE ROAD SUNSHINE VIC 3020**

Sold Price

**\$990,000**

Sold Date

**05-Nov-21**

4

2

5

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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