

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

3/48-50 HERTFORD ROAD 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Oct 2023

to

30 Sep 2024

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

510/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$380,000	12-Jun-24
606/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$370,000	24-Sep-24

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: 07 October 2024



**510/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

 1  1  1

Sold Price

\$380,000

Sold Date

12-Jun-24

Distance

0.53km



**606/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

 2  1  1

Sold Price

^{RS} **\$370,000**

Sold Date

24-Sep-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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