

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 131 - 247 St Albans Road, Sunshine North, 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 560,000

or range between

&

Median sale price

Median price

\$ 550,000

Property Type

Townhouse

Suburb

Sunshine North

Period - From

1/01/2020

to

1/12/2020

Source

realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 2a Sturt Street, Sunshine, Vic 3020	\$ 531,000	11/12/2020
2 2/49 Metherall Street, Sunshine North, Vic 3020	\$ 616,000	10/12/2020
3 2/78 Clayton Street, Sunshine North, Vic 3020	\$ 554,950	28/11/2020

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 six months.

This Statement of Information was prepared on:

29/01/2021