Statement of Information Single residential property located in the Melbourne metropolitan area

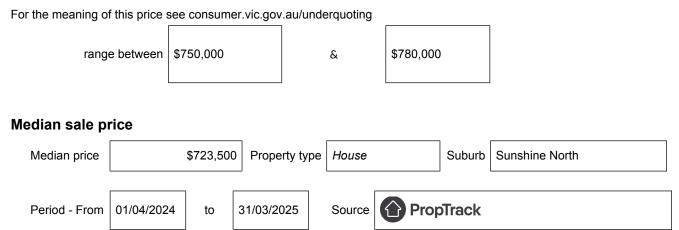
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

36 Dunkeld Avenue, Sunshine North, Vic 3020

Indicative selling price



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 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
41 Somerset Drive, Sunshine North, VIC 3020	\$782,000	29/03/2025
57 Ford Avenue, Sunshine North, VIC 3020	\$720,000	01/03/2025
11 Alvina Street, Sunshine North, VIC 3020	\$800,000	12/04/2025

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 17/04/2025

