

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

2 GREIG STREET 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

\$980,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sunshine

Period-from

01 Mar 2024

to

28 Feb 2025

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

13 COUCH STREET SUNSHINE VIC 3020	940000	30-Jan-25
13 SERVANTE STREET SUNSHINE VIC 3020	1177500	30-Nov-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: 03 March 2025



13 COUCH STREET SUNSHINE VIC 3020

Sold Price

^{RS} **940000** Sold Date **30-Jan-25**

3 2 2

Distance **1.99km**



13 SERVANTE STREET SUNSHINE VIC 3020

Sold Price

^{RS} **1177500** Sold Date **30-Nov-24**

3 2 1

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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