

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

12/437 BALLARAT 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

\$209,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jun 2022

to

31 May 2023

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

5/437 BALLARAT ROAD SUNSHINE VIC 3020	\$230,000	07-Jan-23
8/437 BALLARAT ROAD SUNSHINE VIC 3020	\$210,000	06-Feb-23
22/7 KING EDWARD AVENUE ALBION VIC 3020	\$215,500	03-Mar-23

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: 26 June 2023



5/437 BALLARAT ROAD SUNSHINE Sold Price **\$230,000** Sold Date **07-Jan-23**
VIC 3020

1
 1
 1

Distance **0km**



8/437 BALLARAT ROAD SUNSHINE Sold Price **\$210,000** Sold Date **06-Feb-23**
VIC 3020

1
 1
 1

Distance **0km**



22/7 KING EDWARD AVENUE Sold Price **\$215,500** Sold Date **03-Mar-23**
ALBION VIC 3020

1
 1
 1

Distance **1.26km**

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

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