

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

2/30-32 SOMERSET DRIVE SUNSHINE NORTH 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

\$530,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jul 2023

to

30 Jun 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

2/66 MEADOWBANK DRIVE SUNSHINE NORTH VIC 3020

\$600,000

15-Jan-24

1/5-7 CRADDOCK COURT SUNSHINE NORTH VIC 3020

\$520,000

19-Jul-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: 23 July 2024



**2/66 MEADOWBANK DRIVE
SUNSHINE NORTH VIC 3020**

2 1 2

Sold Price **\$600,000** Sold Date **15-Jan-24**

Distance **0.33km**



**1/5-7 CRADDOCK COURT
SUNSHINE NORTH VIC 3020**

2 1 2

Sold Price ^{RS} **\$520,000** Sold Date **19-Jul-24**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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