

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

9 LOWE CRESCENT 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Sunshine

Period-from

01 Nov 2023

to

31 Oct 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

8 CARLTON STREET BRAYBROOK VIC 3019	\$610,000	30-May-24
49 SOUTH ROAD BRAYBROOK VIC 3019	\$632,000	21-Jun-24
96A MORRIS STREET SUNSHINE VIC 3020	\$635,000	07-May-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: 07 November 2024



8 CARLTON STREET BRAYBROOK VIC 3019

Sold Price

\$610,000

Sold Date **30-May-24**

2 1 2

Distance **0.9km**



49 SOUTH ROAD BRAYBROOK VIC 3019

Sold Price

\$632,000

Sold Date **21-Jun-24**

- - -

Distance **1.13km**



96A MORRIS STREET SUNSHINE VIC 3020

Sold Price

\$635,000

Sold Date **07-May-24**

3 1 1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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