

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 Kathleen Court 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Sunshine

Period-from

01 Mar 2019

to

29 Feb 2020

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

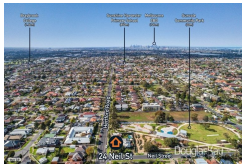
Date of sale

24 Neil Street Sunshine VIC 3020	\$1,030,000	23-Sep-19
4 Alice Street Sunshine VIC 3020	\$1,025,000	14-Mar-20
75 Dickson Street Sunshine VIC 3020	\$1,025,000	27-Feb-20

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: 18 March 2020


24 Neil Street Sunshine VIC 3020

Sold Price

\$1,030,000

Sold Date

23-Sep-19
 2

 1

 1

Distance

0.42km

4 Alice Street Sunshine VIC 3020

Sold Price

\$1,025,000

Sold Date

14-Mar-20
 3

 2

 2

Distance

0.67km

75 Dickson Street Sunshine VIC 3020

Sold Price

Sold Date

27-Feb-20
 2

 1

 2

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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