

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

4/79 WARWICK ROAD 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Feb 2023

to

31 Jan 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

202/1 FOUNDRY ROAD SUNSHINE VIC 3020	380000	03-Nov-23
5/14 TALMAGE STREET ALBION VIC 3020	350000	05-Dec-23
114/1 FOUNDRY ROAD SUNSHINE VIC 3020	310000	08-Dec-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.~~

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**202/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

2 1 1

Sold Price

380000 Sold Date **03-Nov-23**

Distance **1.25km**



**5/14 TALMAGE STREET ALBION
VIC 3020**

2 1 1

Sold Price

350000 Sold Date **05-Dec-23**

Distance **1.57km**



**114/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

2 1 1

Sold Price

310000 Sold Date **08-Dec-23**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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