

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 202 - 247 St Albans Road, Sunshine, 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 675,000

or range between

&

Median sale price

Median price \$ 540,000

Property type Townhouse

Suburb Sunshine

Period - From 1/04/2021

to

1/06/2021

Source Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 145 - Brushbox Street, Sunshine North, 3020	\$ 675,000	29/06/2021
2 Lot 146 - Brushbox Street, Sunshine North, 3020	\$ 675,000	28/06/2021
3 Lot 107 - Ribbonwood Crescent, Sunshine North, 3020	\$ 670,170	4/07/2021

This Statement of Information was prepared on:

19 Aug 2021