

## 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

106/1 FOUNDRY ROAD SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$355,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jun 2021

to

31 May 2022

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

201/1 FOUNDRY ROAD SUNSHINE VIC 3020	-	22-Jan-22
411/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$385,000	30-Mar-21
413/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$385,000	05-May-22

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: 04 June 2022

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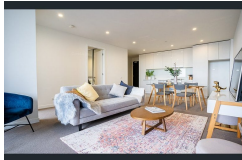
## 201/1 FOUNDRY ROAD SUNSHINE VIC 3020

2 1 1

Sold Price

- Sold Date **22-Jan-22**

Distance -



## 411/1 FOUNDRY ROAD SUNSHINE VIC 3020

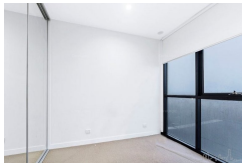
2 1 1

Sold Price

**\$385,000**

Sold Date **30-Mar-21**

Distance -



## 413/1 FOUNDRY ROAD SUNSHINE VIC 3020

2 1 1

Sold Price

<sup>RS</sup> **\$385,000**

Sold Date **05-May-22**

Distance -



## 506/1 FOUNDRY ROAD SUNSHINE VIC 3020

2 1 1

Sold Price

<sup>RS</sup> **\$405,000**

Sold Date **14-Jan-22**

Distance -



## 511/1 FOUNDRY ROAD SUNSHINE VIC 3020

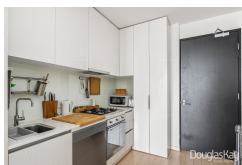
2 1 1

Sold Price

**\$380,000**

Sold Date **12-Feb-21**

Distance -



## 714/1 FOUNDRY ROAD SUNSHINE VIC 3020

2 1 1

Sold Price

<sup>RS</sup> **\$345,000**

Sold Date **21-May-22**

Distance -

**RS** = Recent sale

**UN** = Undisclosed Sale

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