

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

2/91-93 DEVONSHIRE ROAD 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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Nov 2021

to

31 Oct 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

17 WILKINSON ROAD SUNSHINE VIC 3020	\$710,000	02-Aug-22
1/20-22 COOPER STREET SUNSHINE VIC 3020	\$580,000	21-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: 11 November 2022

**17 WILKINSON ROAD SUNSHINE
VIC 3020** 3  1  2

Sold Price

\$710,000

Sold Date

02-Aug-22

Distance

0.13km**1/20-22 COOPER STREET
SUNSHINE VIC 3020** 2  1  1

Sold Price

\$580,000

Sold Date

21-May-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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