

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

2/16 YEWERS STREET 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

\$610,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Nov 2023

to

31 Oct 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

2/3 DAISY COURT BRAYBROOK VIC 3019	\$640,000	07-Oct-24
2/13 WALTER STREET SUNSHINE VIC 3020	\$631,000	07-Sep-24

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: 29 November 2024



**2/3 DAISY COURT BRAYBROOK
VIC 3019**

2 1 1

Sold Price **\$640,000** Sold Date **07-Oct-24**

Distance **1.51km**



**2/13 WALTER STREET SUNSHINE
VIC 3020**

2 1 1

Sold Price **\$631,000** Sold Date **07-Sep-24**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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