

## 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

120 WOODSWALLOW ENTRANCE SUNSHINE NORTH 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 Apr 2021

to

31 Mar 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 101 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020 | \$760,000 | 15-Feb-22 |
| 27 SHADOWBOX COURT SUNSHINE NORTH VIC 3020       | \$780,000 | 08-Nov-21 |
| 45 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020  | \$740,000 | 07-Oct-21 |

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 April 2022



**101 WOODSWALLOW ENTRANCE  
 SUNSHINE NORTH VIC 3020**

 3  2  2

Sold Price

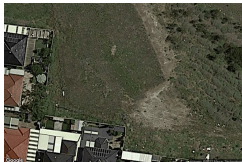
<sup>RS</sup> **\$760,000**

Sold Date

**15-Feb-22**

Distance

**0.04km**



**27 SHADOWBOX COURT  
 SUNSHINE NORTH VIC 3020**

 3  2  -

Sold Price

**\$780,000**

Sold Date

**08-Nov-21**

Distance

**0.59km**



**45 WOODSWALLOW ENTRANCE  
 SUNSHINE NORTH VIC 3020**

 3  2  1

Sold Price

**\$740,000**

Sold Date

**07-Oct-21**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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