

Statement of Information

Prepared on 7th May 2022



130 Northumberland Street, Sunshine North 3020

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

130 NORTHUMBERLAND ROAD SUNSHINE NORTH 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Sunshine North

Period-from

01 May 2021

to

30 Apr 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

110 NORTHUMBERLAND ROAD SUNSHINE NORTH VIC 3020	\$800,000	13-Nov-21
13 ROBSON STREET SUNSHINE NORTH VIC 3020	\$800,000	19-Jul-21
99 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$813,888	05-Mar-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: 07 May 2022

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110 NORTHUMBERLAND ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price **\$800,000** Sold Date **13-Nov-21**

Distance **0.12km**

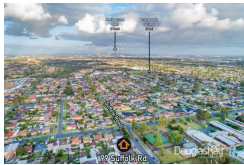


13 ROBSON STREET SUNSHINE NORTH VIC 3020

3 1 1

Sold Price Sold Date **19-Jul-21**

Distance **0.1km**

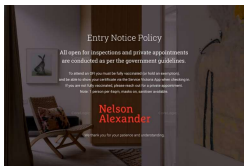


99 SUFFOLK ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price ^{RS} **\$813,888** Sold Date **05-Mar-22**

Distance **-**



67 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price **\$795,000** Sold Date **30-Jun-21**

Distance **-**



32 LODDEN STREET SUNSHINE NORTH VIC 3020

3 1 1

Sold Price **\$806,000** Sold Date **22-Dec-20**

Distance **-**



19 COMPTON PARADE SUNSHINE NORTH VIC 3020

3 1 1

Sold Price ^{RS} **\$795,000** Sold Date **17-Mar-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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**133 NORTHUMBERLAND ROAD
SUNSHINE NORTH VIC 3020**

3 1 3

Sold Price ^{RS} **\$820,000** Sold Date **09-Apr-22**

Distance **0.06km**



**93 NORTHUMBERLAND ROAD
SUNSHINE NORTH VIC 3020**

3 1 2

Sold Price ^{RS} **\$875,000** Sold Date **07-May-22**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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