

# 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 50 Benjamin Street, Sunshine, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$890,000

### Median sale price

Median price \$855,000 Property Type House Suburb Sunshine (3020)

Period - From 03/04/2023 to 27/07/2023 Source RP Data

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
8 NORGE STREET, SUNSHINE VIC 3020	\$7,100,000	06/10/2023
159 MORRIS STREET, SUNSHINE VIC 3020	\$920,000	31/05/2023
64 BENJAMIN STREET, SUNSHINE VIC 3020	\$955,000	05/06/2023

This Statement of Information was prepared on: 27/07/2023