

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

16 DULCIE 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Sunshine

Period-from

01 Sep 2023

to

31 Aug 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

10A HIGH STREET SUNSHINE VIC 3020	1045000	13-Apr-24
3 AIR FORCE AVENUE BRAYBROOK VIC 3019	1270000	23-Mar-24
5 STORES COURT BRAYBROOK VIC 3019	1216000	15-Jun-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: 18 September 2024



10A HIGH STREET SUNSHINE VIC 3020

4 3 2

Sold Price

1045000

Sold Date

13-Apr-24

Distance

0.72km



3 AIR FORCE AVENUE BRAYBROOK VIC 3019

4 3 2

Sold Price

1270000

Sold Date

23-Mar-24

Distance

1.79km



5 STORES COURT BRAYBROOK VIC 3019

4 2 2

Sold Price

1216000

Sold Date

15-Jun-24

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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