

## 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

95A HERTFORD ROAD SUNSHINE 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

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sunshine

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/20 ALICE STREET SUNSHINE VIC 3020	\$730,000	30-Jan-25
16 DULCIE STREET SUNSHINE VIC 3020	\$1,090,000	20-Dec-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: 20 February 2025



**3/20 ALICE STREET SUNSHINE VIC 3020** Sold Price <sup>RS</sup> **\$730,000** Sold Date **30-Jan-25**

 2  2  1

Distance **0.31km**



**16 DULCIE STREET SUNSHINE VIC 3020** Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **20-Dec-24**

 4  3  1

Distance **0.21km**

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

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