

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

2/10 KINNANE CRESCENT 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Mar 2024

to

28 Feb 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

2/49 DUKE STREET SUNSHINE VIC 3020	\$640,000	27-Sep-24
2/27 MARNOO STREET BRAYBROOK VIC 3019	\$615,000	18-Dec-24
12/19 MULLENGER ROAD BRAYBROOK VIC 3019	\$628,000	16-Nov-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: 06 March 2025



2/49 DUKE STREET SUNSHINE VIC 3020

3 1 1

Sold Price

\$640,000

Sold Date **27-Sep-24**

Distance **1.22km**



2/27 MARNOO STREET BRAYBROOK VIC 3019

3 1 1

Sold Price

\$615,000

Sold Date **18-Dec-24**

Distance **1.25km**



12/19 MULLENGER ROAD BRAYBROOK VIC 3019

3 1 1

Sold Price

\$628,000

Sold Date **16-Nov-24**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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