

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

6 CAMPERDOWN AVENUE 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

or range
between

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,250

Property type

House

Suburb

Sunshine North

Period-from

01 Nov 2023

to

31 Oct 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

68 CLAYTON STREET SUNSHINE NORTH VIC 3020	\$720,000	09-Apr-24
43 CARY STREET SUNSHINE NORTH VIC 3020	\$760,000	10-Aug-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: 25 November 2024

**68 CLAYTON STREET SUNSHINE
NORTH VIC 3020**

3 1 1

Sold Price **\$720,000** Sold Date **09-Apr-24**Distance **0.12km****43 CARY STREET SUNSHINE
NORTH VIC 3020**

3 1 6

Sold Price ^{RS} **\$760,000** Sold Date **10-Aug-24**Distance **0.29km****RS** = Recent sale **UN** = Undisclosed Sale

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