

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

4/1 RIPON 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Nov 2021

to

31 Oct 2022

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

38 WILKINSON ROAD SUNSHINE VIC 3020	\$720,000	18-Aug-22
2/21 ERNEST STREET SUNSHINE VIC 3020	\$772,500	04-Jun-22
39 COUCH STREET SUNSHINE VIC 3020	\$772,500	30-Jun-22

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 2022


**38 WILKINSON ROAD SUNSHINE
VIC 3020**
 3  3  2

Sold Price

\$720,000

Sold Date

18-Aug-22

Distance

1.58km

**2/21 ERNEST STREET SUNSHINE
VIC 3020**
 3  1  2

Sold Price

\$772,500

Sold Date

04-Jun-22

Distance

2.15km

**39 COUCH STREET SUNSHINE VIC
3020**
 3  3  1

Sold Price

Sold Date

30-Jun-22

Distance

1.37km
RS = Recent sale

UN = Undisclosed Sale

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