

## 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

72 CLAYTON STREET SUNSHINE NORTH VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$610,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,250

Property type

House

Suburb

Sunshine North

Period-from

01 Oct 2023

to

30 Sep 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

|  |           |           |
|--|-----------|-----------|
| 8 FORD AVENUE SUNSHINE NORTH VIC 3020      | \$640,000 | 16-Feb-24 |
| 10 FORD AVENUE SUNSHINE NORTH VIC 3020     | \$650,000 | 13-Feb-24 |
| 33 SANDFORD AVENUE SUNSHINE NORTH VIC 3020 | \$660,000 | 21-Feb-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: 07 October 2024

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**8 FORD AVENUE SUNSHINE  
NORTH VIC 3020**

3 1 -

Sold Price **\$640,000** Sold Date **16-Feb-24**

Distance **0.88km**



**10 FORD AVENUE SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price **\$650,000** Sold Date **13-Feb-24**

Distance **0.9km**



**33 SANDFORD AVENUE SUNSHINE  
NORTH VIC 3020**

3 1 -

Sold Price **\$660,000** Sold Date **21-Feb-24**

Distance **0.39km**

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

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