

## 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

4-6 MATTHEWS STREET SUNSHINE 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Sunshine

Period-from

01 Jun 2022

to

31 May 2023

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

17 PARSONS STREET SUNSHINE VIC 3020	\$1,100,000	27-May-23
9 CENTRE STREET SUNSHINE VIC 3020	\$1,100,000	29-Apr-23
4 MELLOR STREET SUNSHINE VIC 3020	\$1,050,000	01-Apr-23

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: 16 June 2023

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**17 PARSONS STREET SUNSHINE  
VIC 3020**

 4  2  2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **27-May-23**

Distance **0.15km**



**9 CENTRE STREET SUNSHINE VIC  
3020**

 4  2  1

Sold Price

Sold Date **29-Apr-23**

Distance **1.05km**



**4 MELLOR STREET SUNSHINE VIC  
3020**

 1  1  2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **01-Apr-23**

Distance **1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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