

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

117/1 Foundry Road 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Sunshine

Period-from

01 Apr 2020

to

31 Mar 2021

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

213/1 Foundry Road Sunshine VIC 3020	\$385,000	27-Oct-20
216/1 Foundry Road Sunshine VIC 3020	\$385,000	19-Mar-21
511/1 Foundry Road Sunshine VIC 3020	\$380,000	12-Feb-21

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: 27 April 2021

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213/1 Foundry Road Sunshine VIC 3020

Sold Price

\$385,000

Sold Date **27-Oct-20**

 2  1  1

Distance -



216/1 Foundry Road Sunshine VIC 3020

Sold Price

^{RS} **\$385,000**

Sold Date **19-Mar-21**

 2  1  1

Distance -



511/1 Foundry Road Sunshine VIC 3020

Sold Price

\$380,000

Sold Date **12-Feb-21**

 2  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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